

# Village of Saugerties Local Waterfront Revitalization Program

***Adopted:***

Village of Saugerties Board of Trustees, February 4, 1985

***Approved:***

NYS Secretary of State Gail S. Shaffer, October 8, 1985

***Concurred:***

U.S. Office of Ocean and Coastal Resource Management, August 12, 1985

# Village of Saugerties Local Waterfront Revitalization Program

US Department of Commerce  
NOAA Coastal Services Center Library  
2234 South Hobson Avenue  
Charleston, SC 29405-2413

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HT 177 .528 N4 1985

This Local Waterfront Revitalization Program has been adopted and approved in accordance with the provisions of the Waterfront Revitalization and Coastal Resources Act of 1981 (Executive Law, Article 42) and its implementing regulations (6 NYCRR 600 and 601). Federal concurrence on the incorporation of this Local Waterfront Revitalization Program into the New York State Coastal Management Program as a Routine Program Implementation has been obtained in accordance with the provisions of the U.S. Coastal Zone Management Act of 1972 (P.L. 92-583), as amended, and its implementing regulations (15 CFR 923).

The preparation of this program was financially aided by a federal grant from the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management under the Coastal Zone Management Act of 1972, as amended. Federal Grant No. NA-82-AA-D-CZ068.

The New York State Coastal Management Program and the preparation of Local Waterfront Revitalization Programs are administered by the New York State Department of State, 162 Washington Avenue, Albany, New York 12231.



STATE OF NEW YORK  
DEPARTMENT OF STATE  
ALBANY, N.Y. 12231

GAIL S. SHAFFER  
SECRETARY OF STATE

OCT - 8 1985

Honorable John Robbins  
Mayor  
Village of Saugerties  
Village Hall  
Partition Street  
Saugerties, New York 12477

Dear Mayor Robbins:

It is with great pleasure that I inform you that, pursuant to the Waterfront Revitalization and Coastal Resources Act, I have approved the Village of Saugerties Local Waterfront Revitalization Program (LWRP). The Village is to be commended for its thoughtful and energetic response to opportunities presented along its waterfront.

The federal Office of Ocean and Coastal Resource Management has issued a Routine Program Implementation Determination which will also appear in the State Register and Environmental Notice Bulletin. As a result, the Saugerties LWRP is formally incorporated into the New York State Coastal Management Program, and Federal agencies are required to undertake their actions in a manner consistent with the LWRP. I will shortly notify State agencies that I have approved the Village's LWRP and will provide them with a list of which of their activities must be undertaken in a manner consistent to the maximum extent practicable with the Saugerties LWRP.

Again, I would like to commend the Village of Saugerties on its efforts to develop the LWRP and look forward to working with you in the years to come as you endeavor to revitalize your waterfront.

Sincerely,

A handwritten signature in black ink, appearing to read "Gail S. Shaffer". The signature is stylized with large, flowing loops.

Gail S. Shaffer

GSS:at



**UNITED STATES DEPARTMENT OF COMMERCE**  
**National Oceanic and Atmospheric Administration**  
NATIONAL OCEAN SERVICE  
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT  
Washington, D.C. 20235

**RECEIVED**

AUG 16 1985

**AUG 12 1985**


Mr. George R. Stafford  
Coastal Program Manager  
Department of State  
162 Washington Street  
Albany, New York 12231

Dear Mr. Stafford:

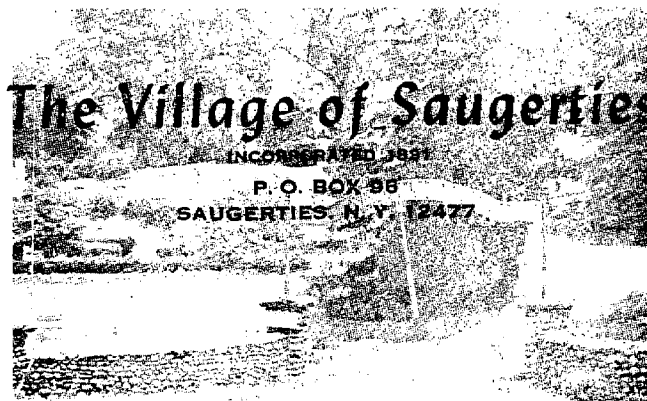
The Office of Ocean and Coastal Resource Management has completed its review of your request to incorporate the Village of Saugerties Local Waterfront Revitalization Program (LWRP) into the New York State Coastal Management Program. As you know, we have been awaiting receipt of the final program which we recently received. We received comments from 12 agencies, none of whom objected to the adoption of the LWRP as a routine program implementation change. We concur with your request that the Saugerties LWRP be considered as routine program implementation.

In accordance with the Coastal Management Regulations, 15 CFR 923.84, Federal Consistency will apply to the Village of Saugerties LWRP after you publish notice of our approval.

Sincerely ,

  
Peter L. Tweedt  
Director





February 11, 1985

Hon. Gail S. Shaffer, Secretary  
New York State Department of State  
162 Washington Avenue  
Albany, New York

Re: Final Submission: LWRP

Dear Secretary Shaffer:

It is my pleasure to submit, herewith, the Final Local Waterfront Revitalization Program (LWRP) for the Village of Saugerties in accord with our contractual agreement.

Utilizing the matching planning grant from your department, we have had the opportunity to consider the use, protection and development potential of our coastal area in a comprehensive manner. The Village's Waterfront Advisory Committee has devoted many hours to the development of this program and its specific recommendations. The Village Board has approved the progress and direction of the program from its inception and unanimously adopted the LWRP at its February 4, 1985 meeting.

I fully support the conclusions and recommendations included in this program and hope that, with your assistance, we can begin to implement it in the near future.

Sincerely,

*Robert M. Moser*  
Robert M. Moser,  
Mayor

RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF SAUGERTIES ADOPTING THE  
LOCAL WATERFRONT REVITALIZATION PROGRAM.

Offered By: Trustee Steen

Seconded By: Trustee Tobiasen

WHEREAS, the Village of Saugerties entered into a contract with the New York State Department of State, dated January 1, 1983, for preparation of a Local Waterfront Revitalization Program; and,

WHEREAS, A Draft Local Waterfront Revitalization Program (LWRP) was prepared under said contract under the guidance of the Waterfront Advisory Committee with the assistance of Shuster Associates, Planning Consultants; and,

WHEREAS, A Draft Environmental Impact Statement (DEIS) was prepared for the Local Waterfront Revitalization Program in accord with the requirements of Part 617 of the implementing regulations of Article 8 of the Environmental Conservation Law; and,

WHEREAS, the LWRP and the DEIS were referred to appropriate local, county, state and federal agencies in accord with state and federal requirements; and,

WHEREAS, a public hearing was duly advertised and held on September 17, 1984, to receive and consider comments on both the LWRP and the DEIS; and,

WHEREAS, written comments were also received from various state and federal agencies; and,

WHEREAS, A Final Environmental Impact Statement (FEIS) was prepared and accepted by the Village Board as complete on December 17, 1984.

NOW THEREFORE BE IT RESOLVED, by the Board of Trustees of the Village of Saugerties, New York, that:

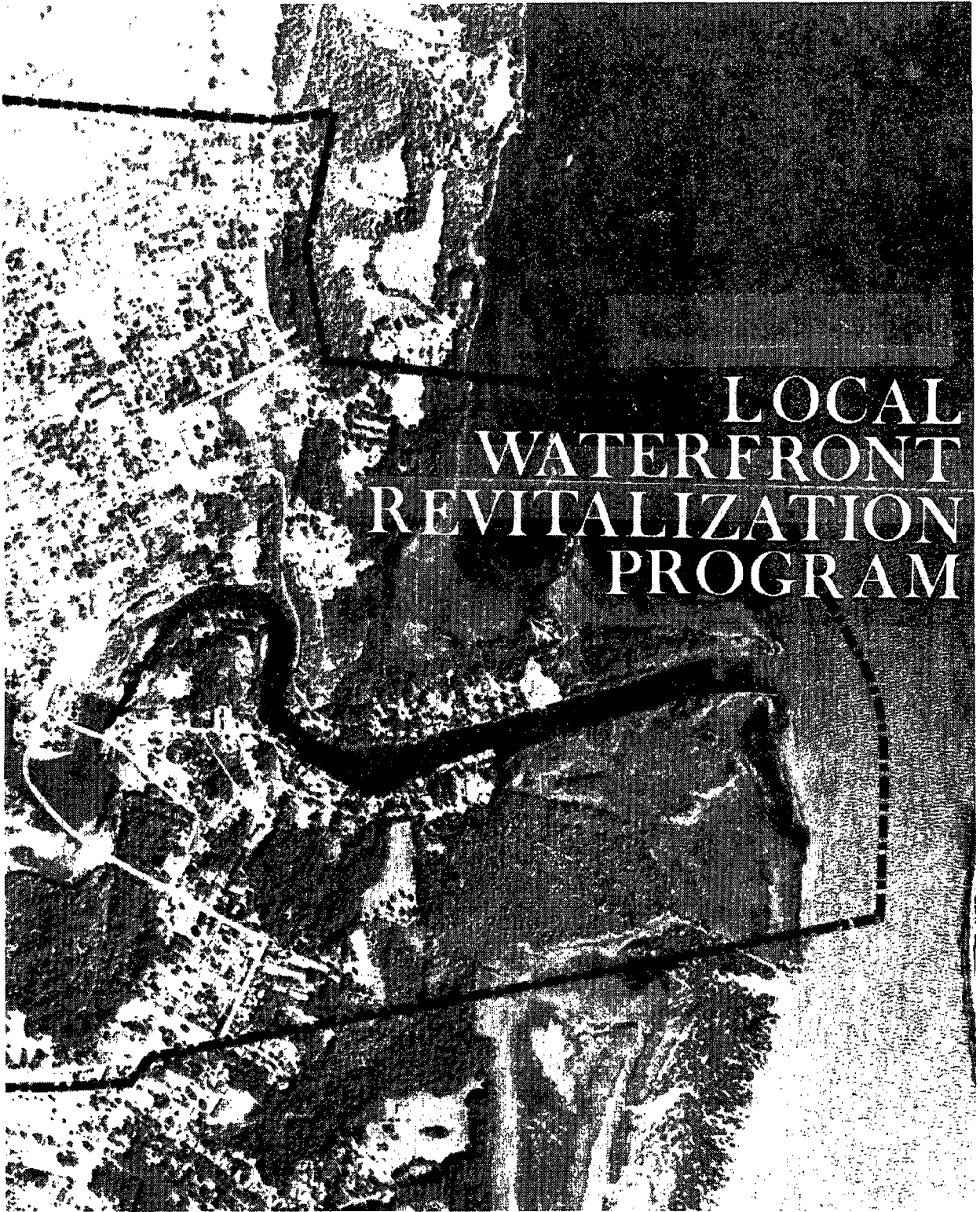
1. The Local Waterfront Revitalization Program for the Village of Saugerties, dated January 1, 1985, is hereby approved and adopted.
2. All required actions pursuant to the State Environmental Quality Review Act (SEQRA) have been complied with and the following findings of fact are hereby made:
  - a. The proposed LWRP is intended to preserve, protect and enhance the coastal environment and proposes actions which minimize or avoid adverse environmental impacts to the greatest extent practicable.

- b. The mitigative measures included in the LWRP and the FEIS are found to minimize or avoid adverse environmental impacts to the maximum extent practicable.
- 3. The LWRP shall be forwarded to the Department of State together with a request for funding assistance to implement the following activities included in the LWRP:
  - a. Feasibility Study to provide sanitary sewers on Lighthouse Drive and Ferry Street.
  - b. Pre-construction activities (legal, appraisal, landscape design, etc.) for a waterfront park
  - c. Actions related to restoration of the Saugerties Lighthouse.

The above Resolution was adopted unanimously by the Board of Trustees of the Village of Saugerties at its regularly scheduled Meeting of February 4, 1985.



# Village of Saugerties



Shuster Associates \* Planners

VILLAGE OF SAUGERTIES

Robert M. Moser, Mayor

Village Board of Trustees

Charles Fous  
Robert Lehmann  
Dieter Scheerer  
Lawrence Thornton  
Charles Tobiassen  
Harold Wilsey

Waterfront Advisory Committee

Richard Praetorius, Chairman  
Harry McCarthy  
Louise Johnson  
Richard E. Jackson  
Ernest Blake, Secretary  
Russell Knorr  
Louis Ganci  
Charles M. Steele  
Donald S. Fellows  
Albert Allen  
Elinor Redder  
Sharon Thorn  
June Overbaugh

Village Clerk: Muriel T. McIntosh  
Village Treasurer: Barbara Griffis

Planning Consultant

Shuster Associates  
Stone Ridge, New York

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SECTION I

WATERFRONT REVITALIZATION AREA BOUNDARY

I WATERFRONT REVITALIZATION BOUNDARY

Description of Coastal Area Boundary

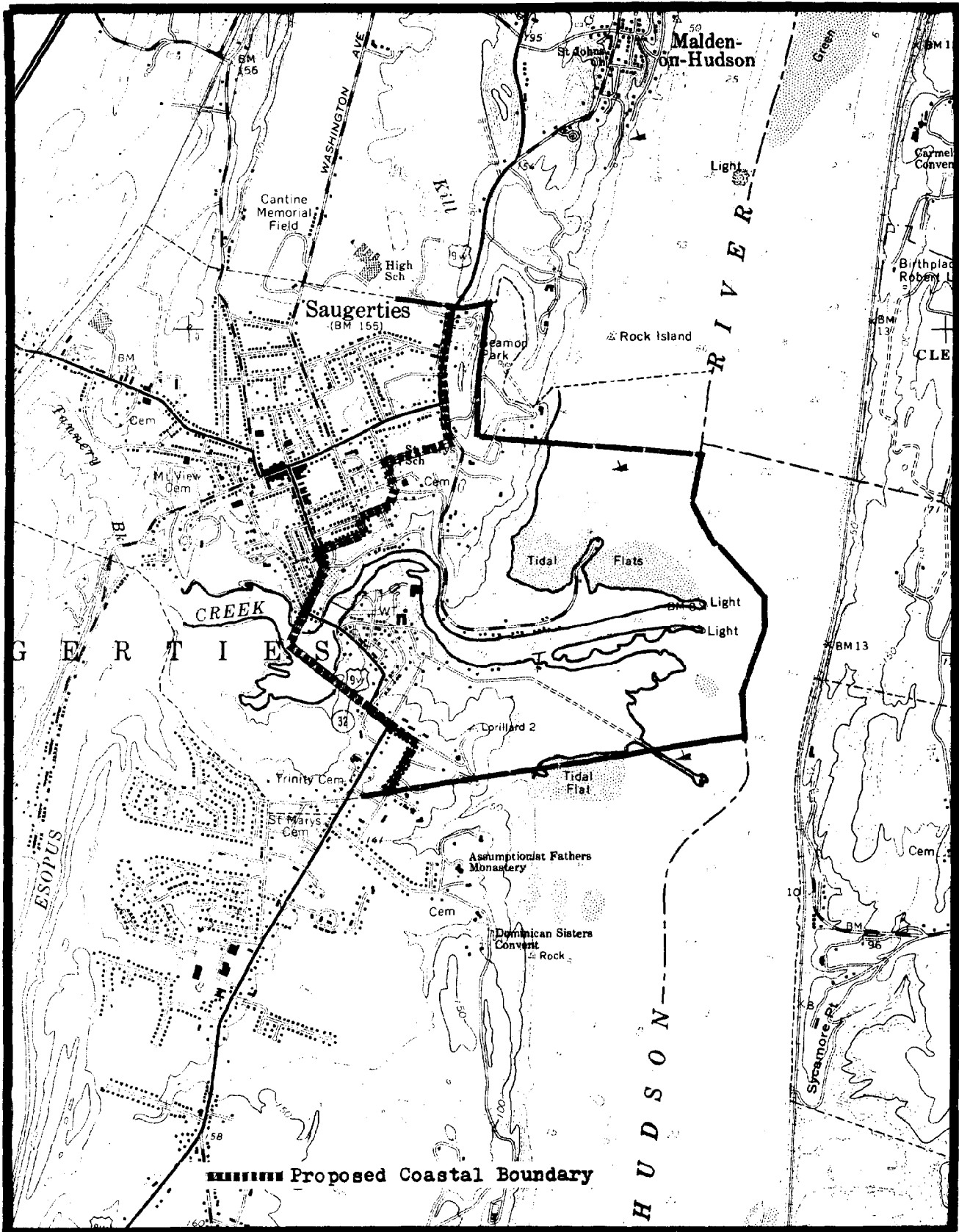
The Coastal Area boundary is described as follows (see Map No. 2):

1. Inland Boundary

BEGINNING at the intersection of the northern Village boundary and Malden Avenue (Route 9W) and extending south along Malden Avenue to and along Mynderse Street for a distance of 500 feet; then continuing west to the corner of Division Street and Cedar Street; then south along Cedar Street to Clermont Street; then west on Clermont Street to Washington Avenue; then south on Washington Avenue to Montgomery Street; then west on Montgomery Street to Partition Street (route 9W); then south on Partition Street and Beach Street to the Esopus Creek; then east across the Esopus Creek to Barclay Street; then east along Barclay street to Simmons Street; then south along Simmons Street to the southern Village boundary.

2. Waterside Boundary

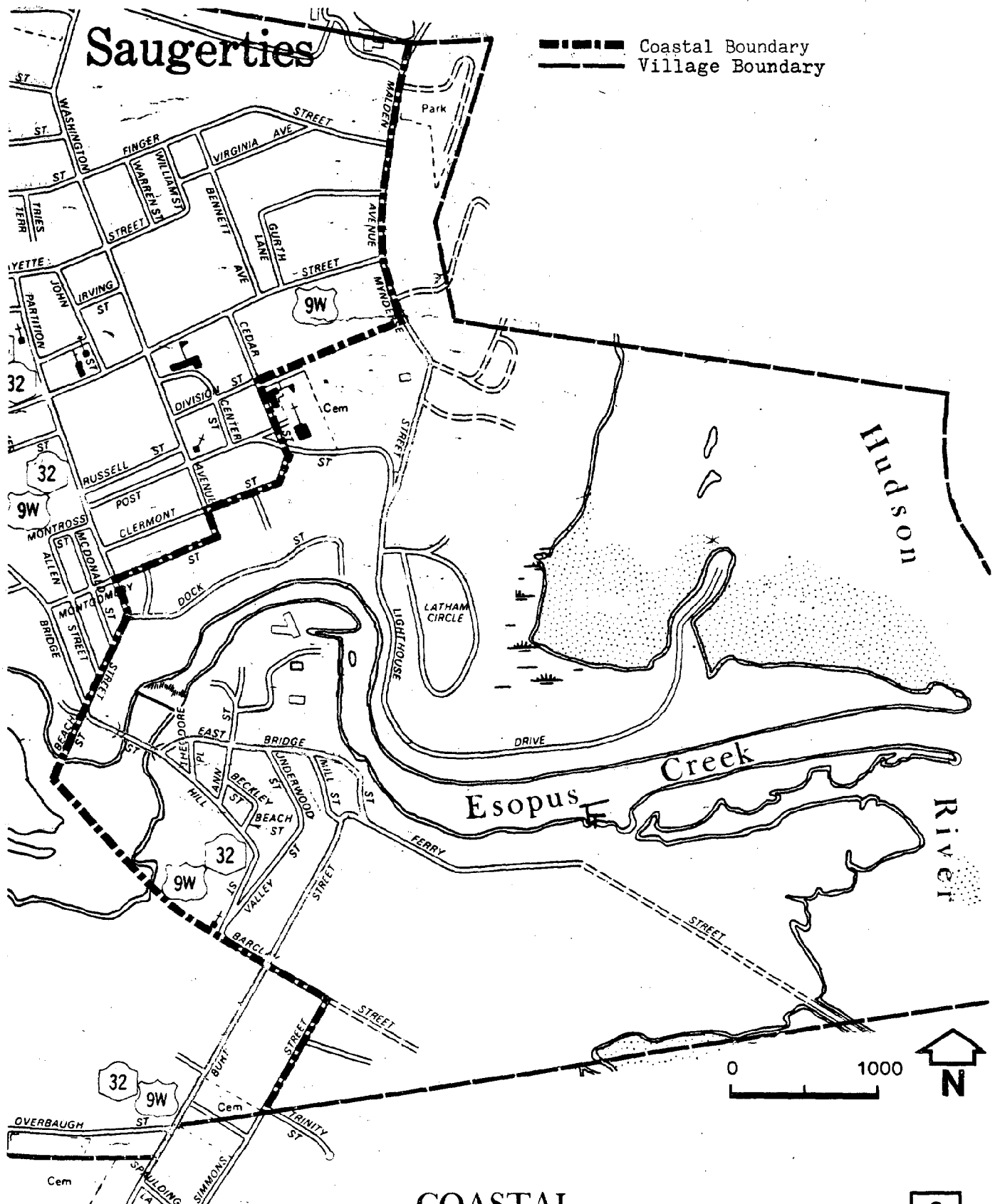
BEGINNING at the intersection of the northerly Village boundary line and the middle of the channel of the Hudson river and extending south along the middle of the channel of the Hudson River to its intersection with the southerly Village boundary.



# LOCATION MAP

VILLAGE OF SAUGERTIES, NEW YORK  
Shuster Associates \* Planners

1



# COASTAL AREA BOUNDARY

VILLAGE OF SAUGERTIES, NEW YORK  
Shuster Associates \* Planners

2

SECTION II  
INVENTORY AND ANALYSIS



## II. INVENTORY AND ANALYSIS

### A. Overview and Summary

The Village of Saugerties has a little over four miles of waterfront - 1.5 miles on the Hudson River and about 1.3 miles on either side of the Esopus Creek (from the lighthouse to the dam). The proposed Coastal Area Boundary extends an average of some 2,000 feet inland from the shoreline, although the depth of the area varies widely. The land area within the coastal boundary, including the Esopus Creek and the wetlands at its mouth, totals approximately 500 acres.

This relatively small coastal area includes a wide variety of land uses and physical features (see Map No. 3 - Reconnaissance). The Hudson River waterfront and the mouth of the Esopus Creek contain low density "estate type" residential areas and several large freshwater wetlands. The long straight channel starting at the abandoned lighthouse, where the Creek empties into the Hudson (see Photo No. 2), is lined with relatively new, single family homes in addition to the few water dependent uses on the creek - a boat club, two commercial marinas and a U.S. Coast Guard Station (see Photo Nos. 3 and 4).

The Creek then takes a large horseshoe curve before the navigable portion ends at the dam (see Photo No. 5). On the south, inside shore, are the ruins and vestiges of the Village's extensive industrial past (see Photo No. 6) including a raceway which once carried water to power the substantial industrial complex. On the north side are steep, rocky slopes, except for one gap which contains several houses and the Village's sewage treatment plant (see Photo No. 7).

The only large residential neighborhood within the coastal area is the Southside neighborhood which extends up the slope from the Creek to the ridge line traversed by Route 9W. This neighborhood developed in direct relation to the waterfront industry of the 19th century. It includes a variety of housing types - from modest workers homes to large mansions (see Photo No. 8) - as well as several public buildings and the one remaining vacant industrial structure (see Photo No. 9).

### B. Inventory and Analysis

During the summer of 1983, field surveys were undertaken of land and water use, building conditions, circulation patterns, views and aesthetic features. Maps, published data and public records were reviewed to determine property ownership, utility locations, topography, soil conditions and environmental features. A series of maps were made depicting the findings of this inventory (see Map Nos. 4, 5 and 6). The three maps which comprise the State's Coastal Area Atlas were revised to reflect the findings made during the inventory.

In addition many photographs of existing conditions were taken.

The results of the inventory and analysis are as follows:

1. Soils and Topography

Virtually all of the soils in the coastal area have some characteristics that impose limitations on development or use of the land (see Map No. 6 and Table 1). The Bath and Bath-Nassau series, located most prominently on the slopes to the creek below the dam, have a moderately high water table, moderately shallow depth to bedrock, are steep and fairly poorly drained. The Hudson series, located on the slopes above the Hudson have a very high water table, include many steep areas and are fairly poorly drained. Wayland soils, flats adjacent to the river, are subject to frequent flooding, have a very high water table and are very poorly drained. These three series, plus the freshwater wetlands at the mouth of the creek comprise most of the coastal area. In addition, there is "made land" along Ferry Street and Lighthouse Drive and several other soil series of small area. Of the latter, the Riverhead series on the plateaus above the creek and river have the least limitation and are the sites of the most intensive development in and adjacent to the coastal area.

2. Wildlife, Vegetation and Water Quality

The Esopus Creek, Hudson River and the wetlands at their juncture are the primary locale of natural environmental features in the coastal area; the remainder of the area has been subject to varying degrees of urbanization.

The wildlife resources in this area are important. The Esopus Creek has been identified by the Department of Environmental Conservation as a significant fisheries resource as a spawning ground, nursery and feeding ground for a variety of freshwater species. The littoral zone and mud flats in the Hudson, north and south of the Creek, serve as a spawning ground for shad. The wetlands at the mouth of the Creek support small numbers of migratory waterfowl. The deep water at the center of the Hudson, opposite the mouth of the Creek, may serve as a wintering habitat for the shortnose sturgeon, an endangered species.

A variety of freshwater wetlands are situated at the mouth of the creek including the following cover types: wet meadows, flooded dead trees, flooded shrubs and emergents. These same areas, plus the eastern end of Lighthouse Drive, are situated in the 100 year flood hazard area.

Water quality in the Esopus Creek from the dam to the Hudson, is classified as C - suitable for growth and survival of fish and aquatic life but unsuitable for primary contact recreation or human consumption. Continued separation of storm runoff and correction of localized problems will improve water quality in the creek. The Hudson is classified as A - suitable for all uses including human consumption.

3. Land use

The predominant land use in the coastal area is residential. Older homes on small lots, some converted to multi-family use, predominate on either side of the Esopus Creek just below the dam. Further towards the Hudson, newer single family homes line the Creek on filled land. North and south of the Creek is lower density development, including several large estates, and some new subdivisions including "the Knolls" off Lighthouse Drive. One of the few houseboats on the river is docked on the south side of the Creek.

The only commercial uses are several small businesses on Route 9W just north of the bridge.

Although the area called "the island," just below the dam on the south side of the Creek, was once an intensive industrial complex using water for power and transport, it has long been abandoned. Only industrial ruins and one building on East Bridge Street, "the Bindery," remain.

A number of public and quasi-public uses are scattered throughout the coastal area, including several churches, the Lynch Fire House and the sewage treatment plant and several sub-stations.

Significant portions of the coastal area are vacant. Some land is unused due to its physical characteristics, such as the wetlands or the steep escarpments on the north side of the Creek. Other property has been abandoned due to changing economic trends, particularly the large parcels on either side of the Creek just below the dam—the Cantine Mill site on Partition Street and "the island." Also undeveloped is part of the Knolls subdivision, just north of Lighthouse Drive, one of the newest developments in the coastal area.

4. Recreation

There are few formal areas for recreation in the coastal area. The only public park on the water is the Village Beach above the dam; it provides no access to the lower creek or the Hudson River. Seamon Park on Route 9W at the northern Village boundary is an attractive facility for passive recreation, but has no relation to the waterfront. There are two private marinas and a boat club on the south side of the creek. Fishing, boating or other recreation activity on the water takes place from private property or via access outside the Village.

5. Visual Resources

The coastal area includes a variety of scenic views of the two waterways (the Hudson River and the Esopus Creek), the Catskill Mountains, and a number of landmark buildings as well as being

the foreground of views from the eastern shore of the Hudson to the Catskills; the eastern shore is part of the Shorelands Historic District.

Views at the several right angle turns of Route 9W south of the bridge are particularly prominent and attractive, alternating between river and mountain vistas within several hundred feet, and provide a pleasing entrance to the Village and its waterfront. Other, less accessible, vantage points also provide waterfront views while, from the Creek's edge, views back toward the shore are enhanced by the steeple of St. Mary's Church, several historic structures and the last chimney from the Village's industrial past. From both the river and the shore, the historic Saugerties Lighthouse is a prominent landmark.

The new sewage treatment plant is the most discordant visual element on the shoreline.

#### 6. Cultural and Historic Resources

The coastal area includes many cultural and historic features of the Village of Saugerties. Although abandoned and mostly destroyed, vestiges of the Village's waterfront industrial complex still remain on the south side of the Esopus Creek.\* The dam and abandoned raceway that generated power for the industry still remain. The Southside neighborhood, extending from the creek to Barclay Street at the top of the slope, was developed at the same time as the industrial area and includes many buildings of historic and architectural interest, including large mansions, workers houses and public and religious structures. Although the State Office of Historic Preservation is of the opinion that the area does not have sufficient remaining integrity to qualify for listing on the National Register of Historic Places, it does contain a number of buildings worthy of such designation and, perhaps, a portion of the area may also qualify as a historic district (see Appendix A).

On the north side of the Creek, between Mynderse Street-Malden Avenue and the river are a number of large estates with extensive grounds. At the mouth of the Creek is perhaps the most symbolic historic resource - the Saugerties Light - reputed to be the oldest standing lighthouse on the river, despite its deteriorated state, and listed on the National Register of Historic Places. Other buildings worthy of note are the Lynch Firehouse, Hill Street School, the Bindery, the Presbyterian Church and Lynch Marina on the south side of the Creek and St. Mary's Church and cemetery on the north.

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\* Two designated archeological sites are located in the coastal area. On the north side of the Esopus Creek, a site near the sewage treatment plant contains evidence of both prehistoric and nineteenth century occupation. On the south side of the Creek are remains of an industrial complex including foundations of worker housing, a stone tramway and portions of a former iron works.

7. Traffic and Transportation

The major traffic artery in the coastal area is Route 9W which traverses the Village roughly parallel to the Hudson. Although replaced by the New York State Thruway as the major highway on the west shore of the river, this route still carries much local as well as through traffic. Its route through the Village traverses existing surface streets through business and residential areas. On the south side of the creek, it includes three right angle turns which are particularly restricted for trucks and other heavy vehicles.

Vehicular access to the shoreline itself, with one exception, is via narrow dead-end streets - Lighthouse Drive, Ferry Street and Dock Street. The only area with dual access is the former industrial area on the south side of the Creek which can be reached by both Burt and East Bridge Streets.

There is no rail service in the coastal area. Bus service is via the Ulster County system or private long distance carriers. Private pleasure vessels are the only water borne transportation, although the Sloop Clearwater winters on the Esopus Creek (see Photo No. 15).

8. Public Utilities

The entire coastal area is served by the Village's public water supply system whose source is a reservoir in the Catskill Mountains. The supply is sufficient for the Village to provide service to neighboring sections of the surrounding Town.

Almost all of the coastal area is served by the public sewage disposal system. The major exception is development on Lighthouse Drive and Ferry Street on either side of the Esopus Creek. Sewer lines were not extended to these areas because of difficulty of construction and the relatively low density of development. However, the on-site systems in these areas are a periodic problem due to the high water table and occasional flooding.

A new sewage treatment plant was constructed on the north side of the Creek four years ago with sufficient capacity to meet the Village's sanitary sewage disposal needs. However, since most of the Village's sewer lines are of the "combined" type, they also carry storm water runoff. At times of heavy runoff the plant's capacity is exceeded and all sewage cannot be fully treated (see Chart I).

The Village's gas and electric needs are met by Central Hudson Gas and Electric Corp. Recently an application has been made to the Federal Energy Regulatory Commission for a permit to study the establishment of a hydroelectric plant at the dam. Water power was generated from this same source during the "hay-days"

of the Village's industrial growth. The raceway which still exists roughly parallel to Bridge Street is a remnant of this power supply system.

C. Major Waterfront Issues

Analysis of the existing characteristics of the waterfront and discussion with local officials and citizens identified a number of major concerns for waterfront use and revitalization. In particular, the following issues, which relate to important resources or opportunities, are of significance (see Map No. 7):

1. Scenic Low Density Areas with Significant Development Potential

The areas north and south of the Esopus Creek, overlooking the Hudson, are characterized by low density, estate-type development. They provide an attractive, scenic contrast to the more urban character of the remainder of the Village and also contribute to the attractiveness of the shoreline as viewed from the river and the Shorelands Historic District on the eastern shore. Under current Village zoning, however, these areas could be developed at a far greater density than presently exists. While such development might increase the tax return from these properties, it would also substantially alter the character of these significant areas.

2. Waterfront Residential Areas with Limited Access and Lack of Sanitary Sewers

On either side of the Esopus Creek, a deadend street provides access to most of the usable waterfront property (see Photo No. 10). In addition, neither of these residential streets, Lighthouse Drive and Ferry Street, is served by the Village's sanitary sewer system. Therefore, both of these critical waterfront areas are subject to distinct limitations on the type and intensity of use they can accommodate.

3. Historic Lighthouse in Critical Condition

The lighthouse at the mouth of the Esopus Creek (see Photo No. 11), the oldest such structure on the Hudson, has been vacant for thirty years. Although badly neglected and deteriorated, this structure, which is listed on the National Register of Historic Places, is of significance to the region and has great symbolic value to many Village residents and river buffs. Its present condition, however, is on the verge of collapse. Any possible future use of the structure depends on immediate steps to stabilize it now. Further complicating restoration and reuse of the lighthouse is the lack of land access. Such access would require crossing protected wetlands and solving traffic problems related to steep and narrow Lighthouse Drive.

4. Lack of Public Access to the Water

No place along the Village's more than four miles of waterfront is the public entitled to gain access to the water. The only publicly owned land is the wetlands owned by the State of New York at the mouth of the Esopus Creek (see Photo No. 12). These are fragile, ecologically important areas which are only accessible by water. Thus most of the Village's residents are deprived of the use of one of its most important assets.

5. Future Use of Large, Vacant, Industrially Zoned Parcels

The only substantial area of vacant land on the waterfront is approximately 17 acres on the south side of the Esopus Creek, on the inside of the horse shoe bend. This land was formerly the hub of the Village's waterfront industrial development. Although long abandoned - all but one of the industrial buildings has been demolished - the entire area is zoned for industry with few limitations on type or intensity of use. It is important that the development of this unique area be carefully planned.

6. Preservation of South Side Neighborhood

The neighborhood south of the Creek, north of Barclay Street, has the closest historical and physical ties to the waterfront of any of the Village's older urban areas. Loss of industry and declining commercial activity are reflected in deterioration, abandonment and demolition of some of the historic structures in the neighborhood. Nevertheless, many fine structures remain as does the historic character of the area. However, a strategy for neighborhood preservation is needed to ensure the long term viability of the south side.

7. Protection of the Wetlands

The two major freshwater wetlands located either side of the mouth of the Esopus Creek are both designated Class II Wetlands, under the Freshwater Wetlands Act of the Environmental Conservation Law, the second most important category. Because of the importance of these wetlands, the type and intensity of uses permitted within them is severely limited. Such areas are and must continue to be protected by appropriate regulations. However, possible use for some compatible public purpose should also be considered.

8. Eliminate Pollution Sources

A new sewage treatment plant was built four years ago with sufficient capacity to treat all normal waste discharge in the Village. However, several sources of existing, potential or periodic pollution entering the Esopus Creek still remain. These

conditions must be corrected to fully protect the Creek and river.

Many of the Village's sewers are still of the combined type which also receive stormwater run-off. At times of heavy rain or spring thaws, the combined flow exceeds the capacity of the plant to fully treat the effluent.

Residences on Lighthouse Drive and Ferry Street are not served by sanitary sewers. In some cases, on-site septic systems are inadequate or periodically do not function properly due to high water in the Creek. Several residences on Hill Street are connected to a holding tank which, if not pumped out regularly, is subject to overflow.



PHOTO #1: St. Mary's Church  
as seen from the Esopus Creek



PHOTO #2: View of the Esopus  
from the lighthouse

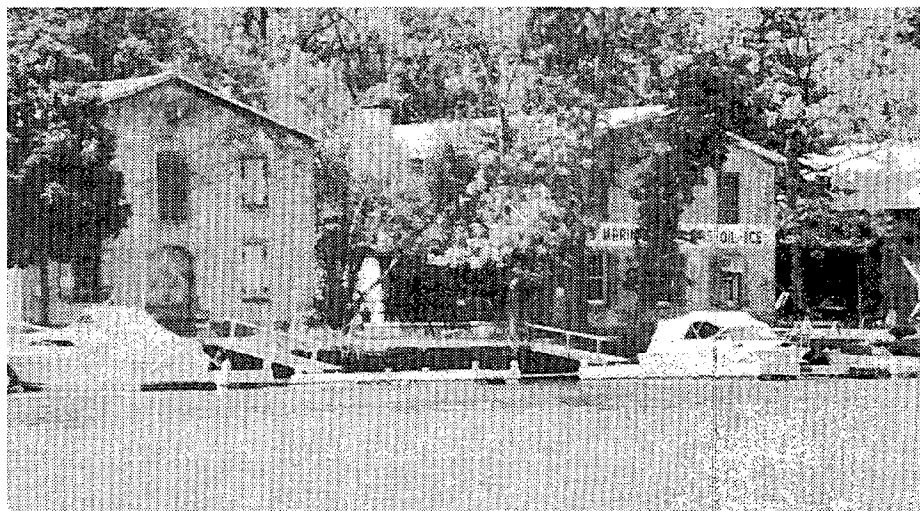
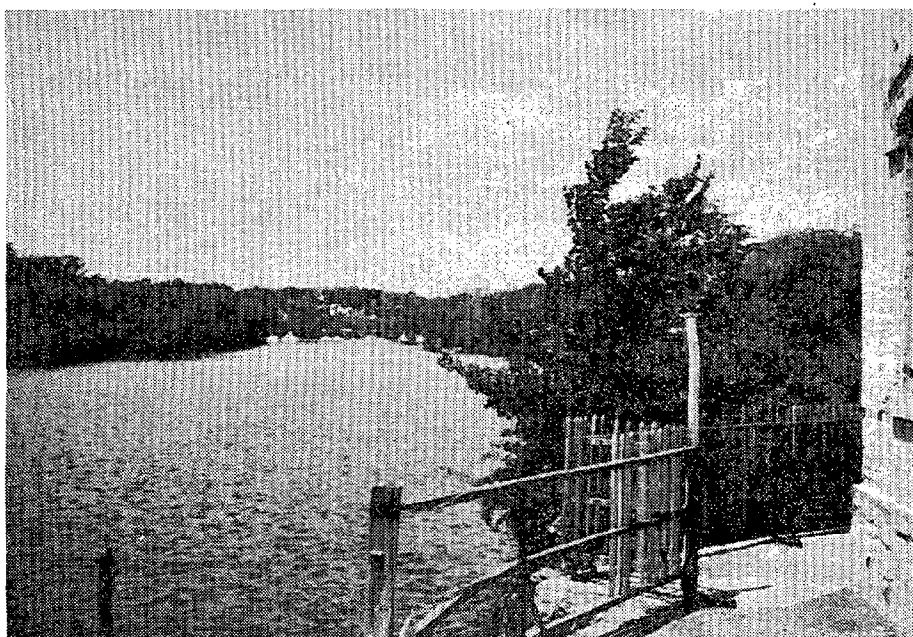


PHOTO #3: Lynch's Marina

PHOTO #4: Coast Guard Station

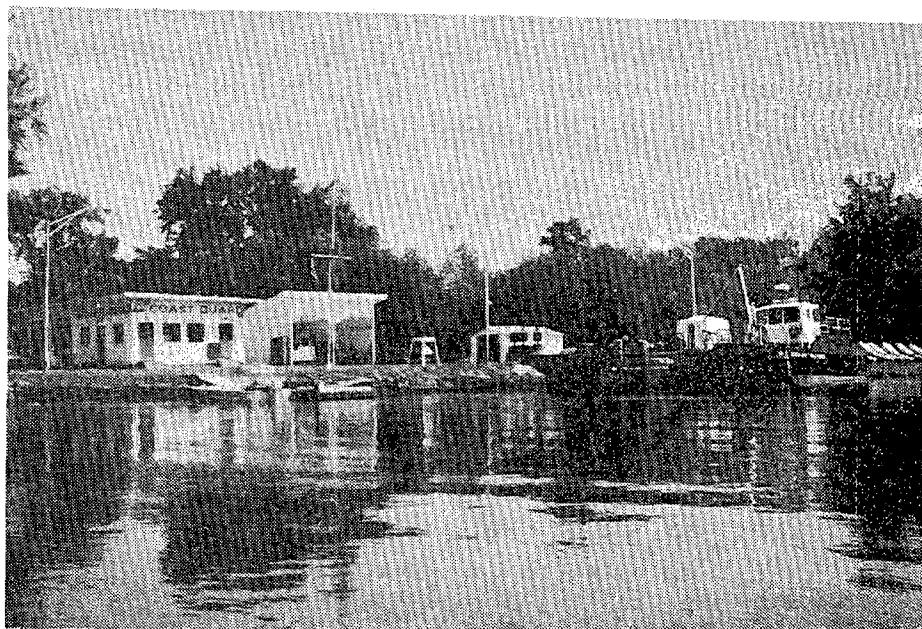


PHOTO #5: Dam at the Upper Creek

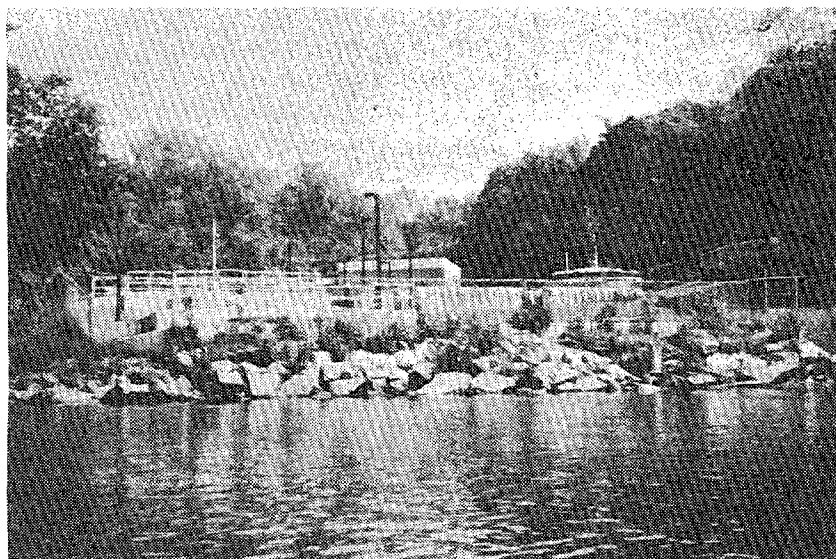
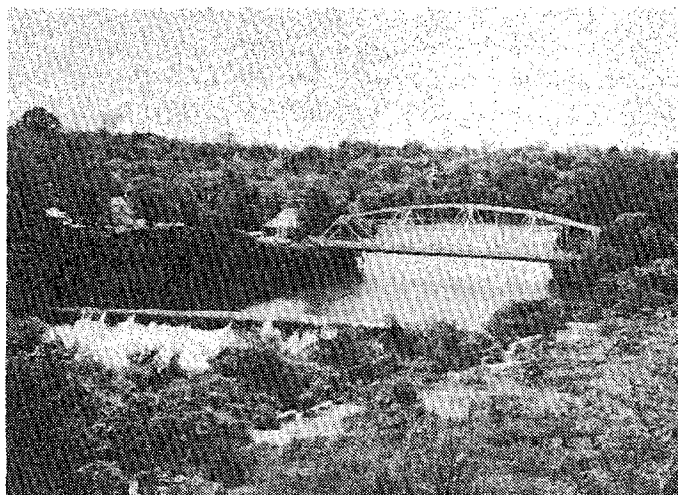


PHOTO #6: Industrial ruins

PHOTO #7: Sewage Treatment Plant



PHOTO #8: Barclay Street  
mansion



PHOTO #9: The "Bindery",  
the last industrial  
building



PHOTO #10: Lighthouse Drive  
residences

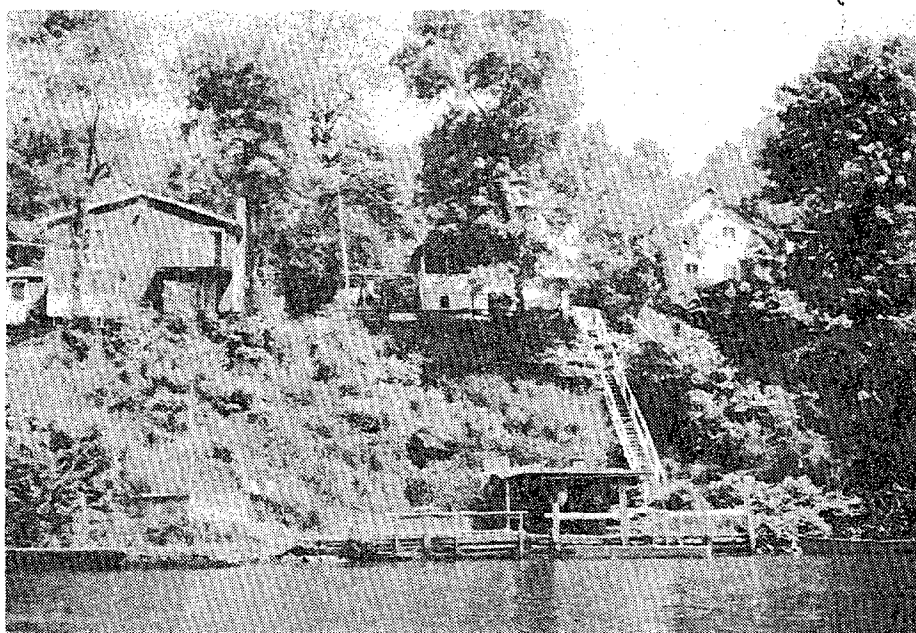




PHOTO #11: Saugerties  
Lighthouse

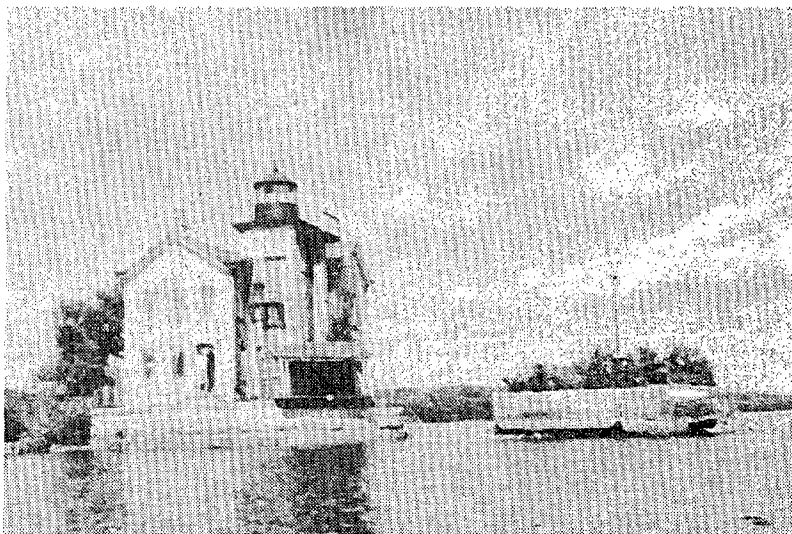


PHOTO #12: State-owned  
wetlands at the  
mouth of the Creek

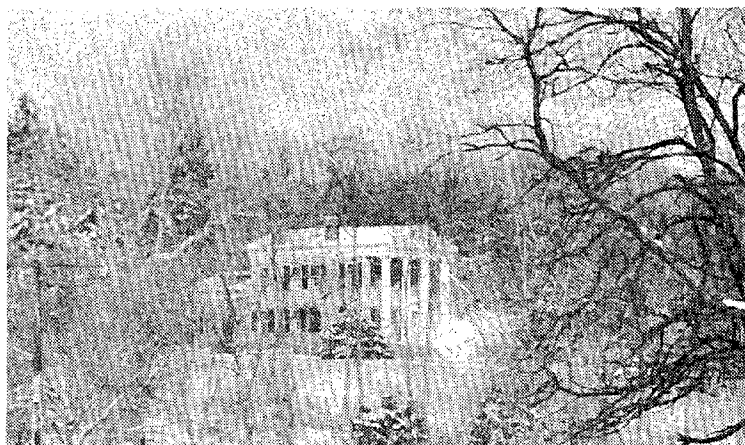


PHOTO #13: The historic Field  
House overlooking  
the Hudson River

PHOTO #14: Houseboat living  
on the Esopus

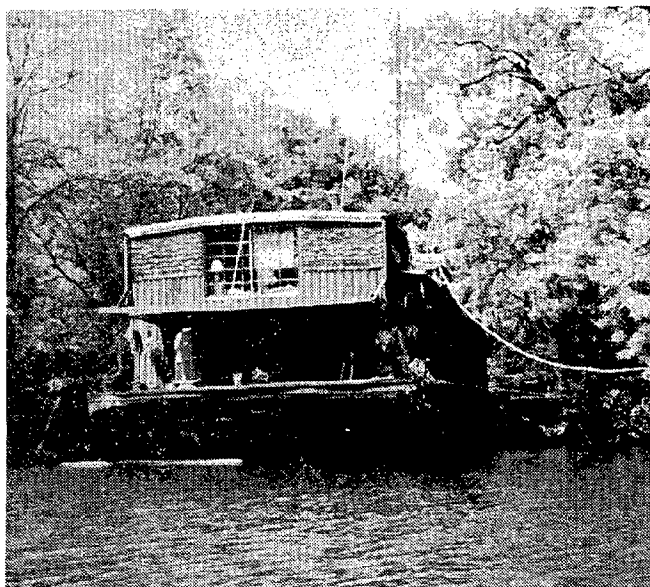
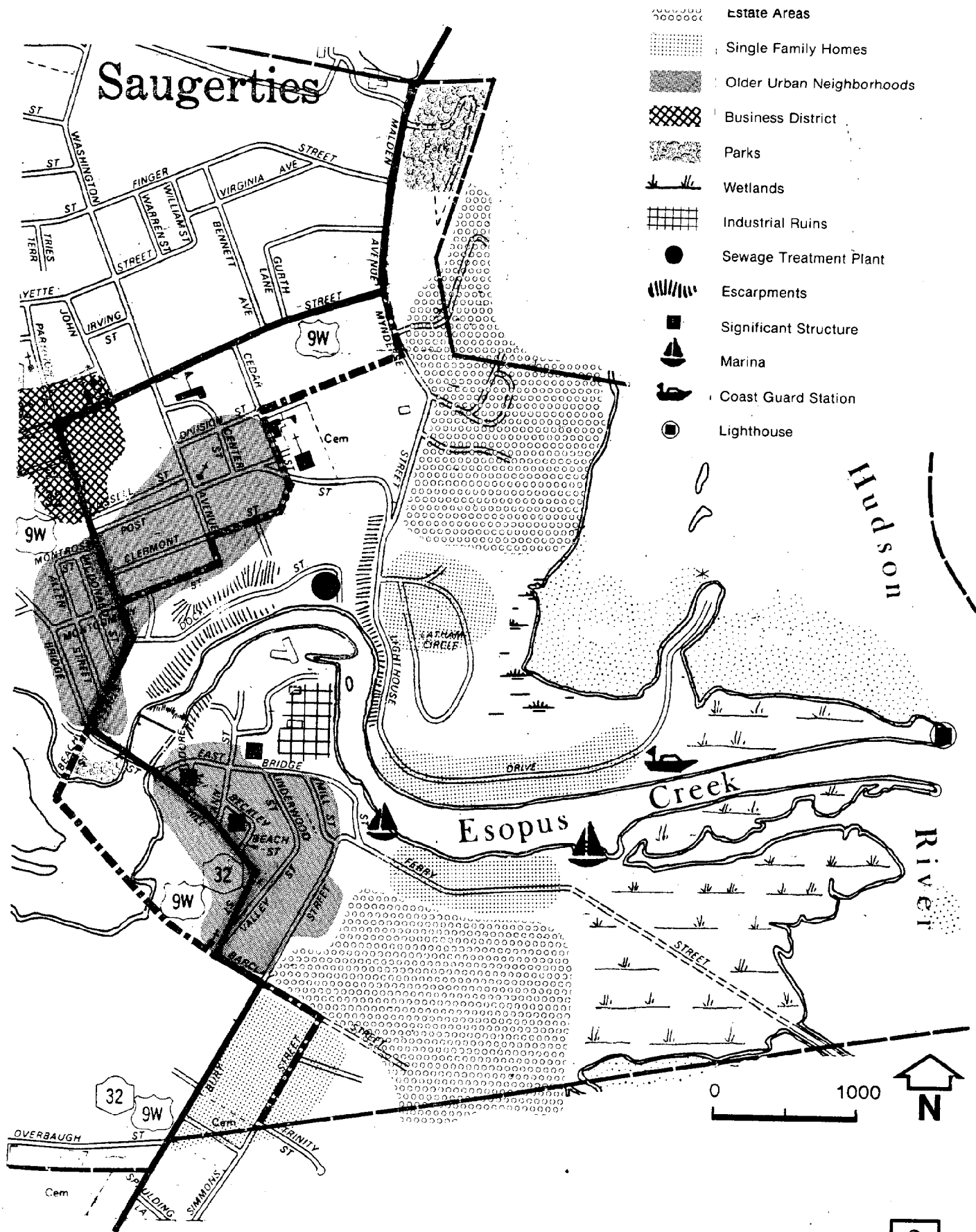


PHOTO #15: The winter home of  
the Sloop Clearwater  
on the Esopus



PHOTO #16: Steel bridge  
above the dam





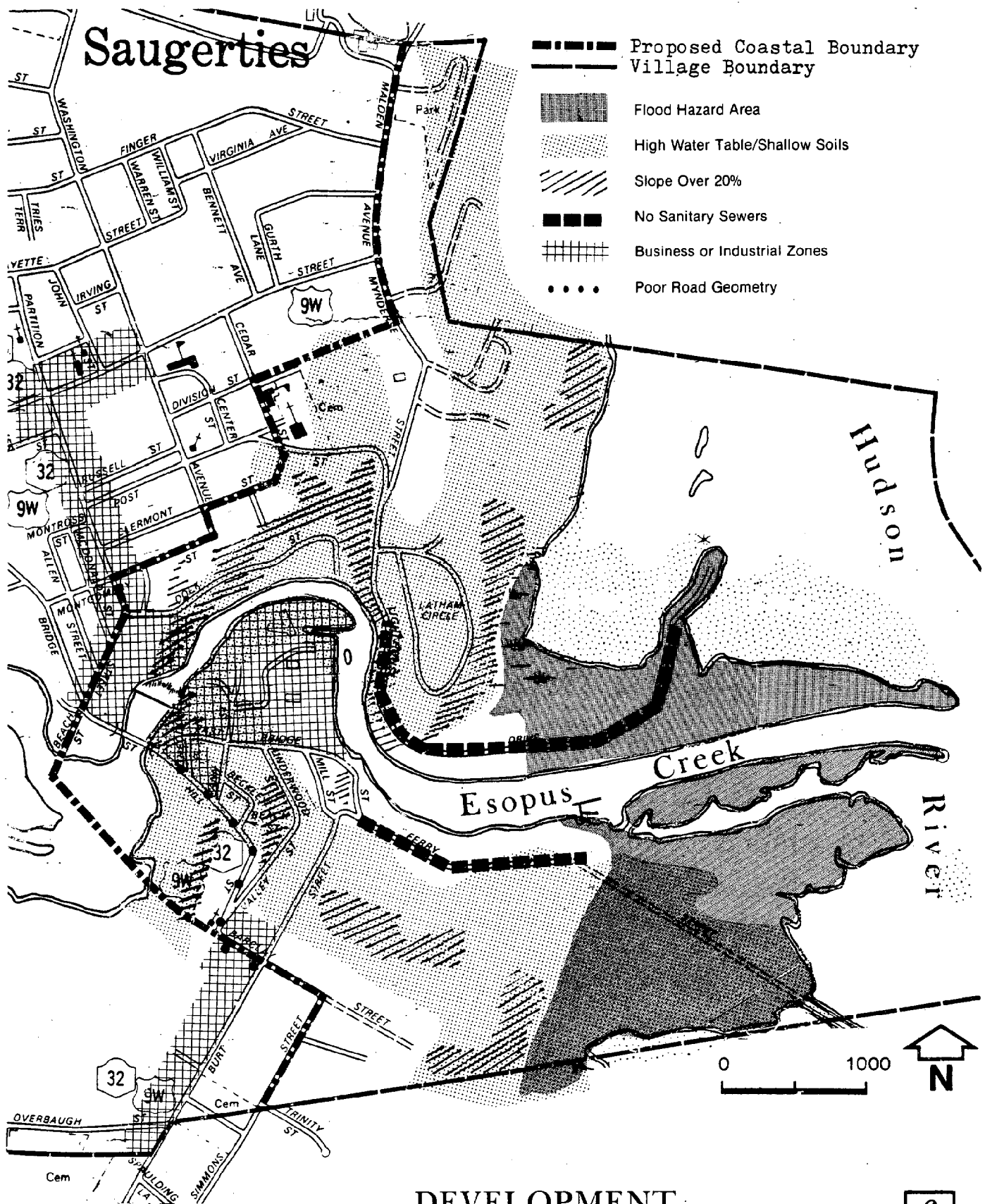
# **RECONNAISSANCE** **VILLAGE OF SAUGERTIES, NEW YORK** Shuster Associates \* Planners

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## DEVELOPMENT CONSIDERATIONS

VILLAGE OF SAUGERTIES, NEW YORK  
Shuster Associates \* Planners

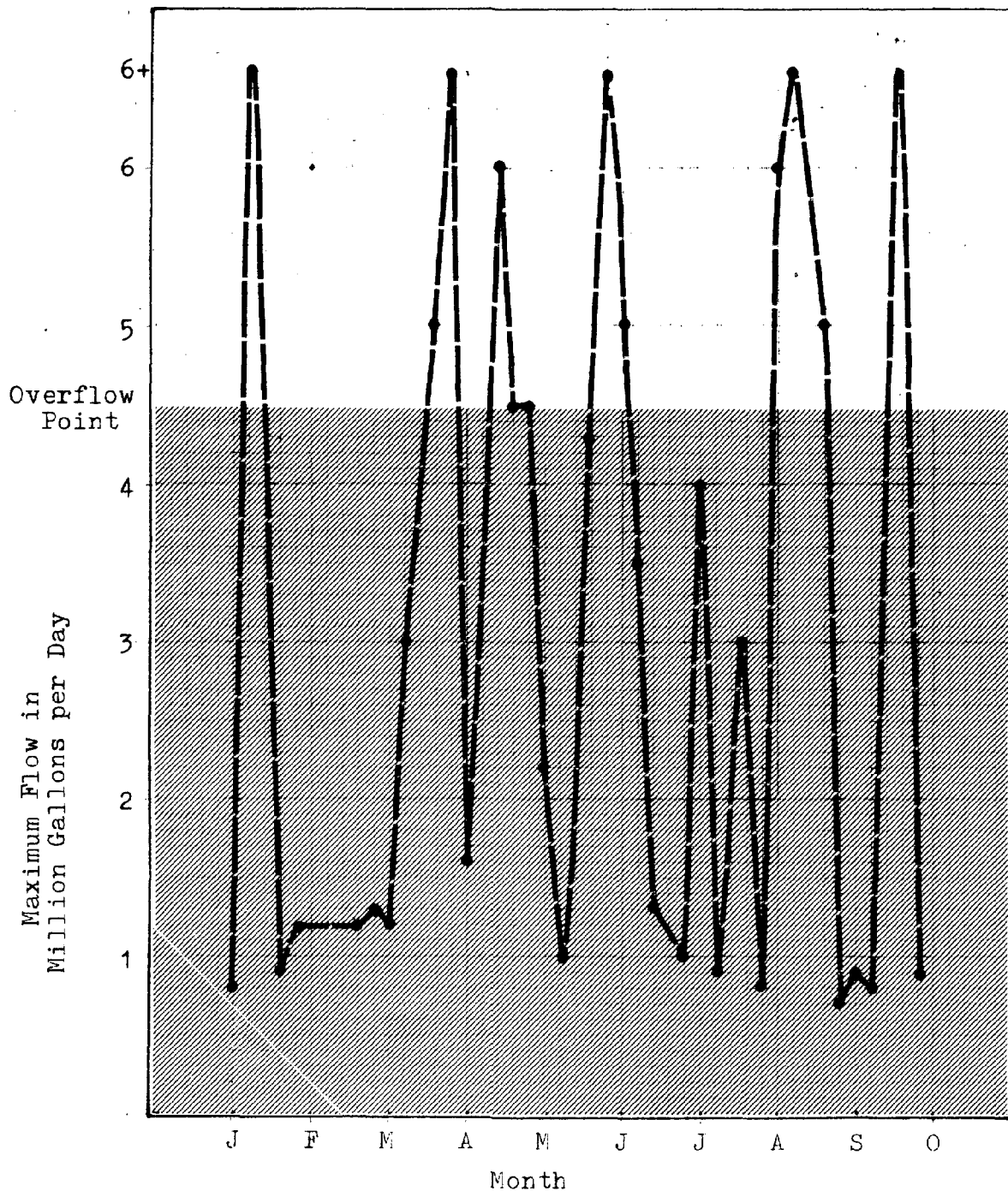
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CHART I

SEWER PLANT OVERFLOW - 1983

Village of Saugerties



Source: Sewer Plant Engineer

Note: Overflows occur during periods of heavy rain or snow melt entering combined sewer system.

TABLE 1SOIL CHARACTERISTICS

Village of Saugerties, New York

Symbol	Name	Hydro- logic Group	Flood Freq.	Depth to Water Table	Depth to Bedrock	Slope
BOD	Bath	C	0	2.0-4.0	40"	hilly
FW	Fresh Water Marsh					
HuB	Hudson	C	0	1.5-3.0	>60	3-8%
HuC	Hudson	C	0	1.5-3.0	>60	8-15%
HwD	Hudson and Schoharie	C	0	1.5-3.0	>60	15-25%
HXE	Hudson and Schoharie	C	0	1.5-3.0	>60	steep
NBF	Nassau	C	0	>6.0	10-20	very st.
	Bath	C	0	2.0-4.0	>40	" "
RhB	Rhinebeck	D	0	0.5-1.5	>60	3-8%
RvA	Riverhead	B	0	>6.0	>60	0-3%
RvB	Riverhead	B	0	>6.0	>60	3-8%
RvC	Riverhead	B	0	>6.0	>60	8-15%
Wc	Wayland	D	freq.	0.0-0.5	>60	-
WsB	Williamson	C	0	1.5-2.0	>60	3-8%

Source: Soil Survey of Ulster County New York  
U.S. Department of Agriculture  
Soil Conservation Service

SECTION III

LOCAL POLICIES AND APPLICABLE STATE POLICIES

### III. LOCAL POLICIES AND APPLICABLE STATE POLICIES

This section includes a listing of each State Coastal Policy, the applicability of each policy to Saugerties Local Waterfront Revitalization Area, additional local waterfront policies and an explanation of each applicable policy.

#### DEVELOPMENT POLICIES

POLICY 1 RESTORE, REVITALIZE, AND REDEVELOP DETERIORATED AND UNDERUTILIZED WATERFRONT AREAS FOR COMMERCIAL AND INDUSTRIAL, CULTURAL, RECREATIONAL AND OTHER COMPATIBLE USES.

Explanation of Policy: In determining whether an action proposed to take place in the waterfront area is suitable, the following guidelines will be used:

- a. Priority should be given to uses which are dependent on a location adjacent to the water;
  - b. The action should enhance existing and anticipated uses;
  - c. The action should serve as a catalyst to private investment in the area;
  - d. The action should improve the deteriorated condition of a site and, at a minimum must not cause further deterioration;
  - e. The action must lead to development which is compatible with the character of the area, with consideration given to scale, architectural style, density, and intensity of use;
  - f. The action should have the potential to improve the existing economic base of the community, and, at a minimum, must not jeopardize this base;
  - g. The action should improve adjacent and upland views of the water, and, at a minimum, must not affect these views in an insensitive manner;
  - h. The action should improve the potential for multiple uses of the site.
- 1A PROMOTE REVITALIZATION OF THE SOUTHSIDE NEIGHBORHOOD WITH THE ASSISTANCE OF COMMUNITY DEVELOPMENT FUNDS, IF POSSIBLE, AND HISTORIC DISTRICT DESIGNATION (SEE POLICY 23).
  - 1B ENCOURAGE USE OF FORMER INDUSTRIAL PARCELS FOR WATER DEPENDENT AND ENHANCED USES, BOTH RESIDENTIAL AND NONRESIDENTIAL, AND PREVENT USE BY THOSE COMMERCIAL OR INDUSTRIAL USES WHICH DO NOT REQUIRE OR ARE UNSUITABLE IN A WATERFRONT LOCATION.

Explanation of Policy: The Southside is the residential area most closely

related, physically and historically, to the water. Its revitalization is important to the Village's program for waterfront development since the neighborhood is an existing resource. The former industrial hub of the Village, now underutilized vacant and abandoned, must be properly zoned. As the only substantial vacant parcels, reuse must be carefully planned and controlled to complement waterfront development and preserve limited sites for water related use.

Unsuitable or inappropriate commercial or industrial uses are those which (1) pose potential pollution hazards; (2) obstruct views of or impede access to the water; (3) reduce the attraction of the waterfront for other water-related uses by virtue of visual or operational characteristics.

**POLICY 2 FACILITATE THE SITING OF WATER DEPENDENT USES AND FACILITIES ON OR ADJACENT TO COASTAL WATERS.**

Explanation of Policy: The following uses and facilities are considered as water dependent and potentially appropriate for the Saugerties waterfront.

1. Uses which depend on the utilization of resources found in coastal waters;
2. Recreational activities which depend on access to coastal waters (for example: swimming, fishing, boating, wildlife viewing);
3. Uses involved in the sea/land transfer of goods;
4. Structures needed for navigational purposes;
5. Flood and erosion protection structures (for example: breakwaters, bulkheads);
6. Facilities needed to store and service boats and ships (for example: marinas, boat repair, boat construction yards);
7. Uses requiring large quantities of water for processing and cooling purposes (for example: hydroelectric power plants);
8. Scientific/educational activities which, by their nature, require access to coastal waters (for example: certain meteorological and oceanographic activities); and
9. Support facilities which are necessary for the successful functioning or permitted water dependent uses (for example: parking lots, snack bars, first aid stations, short-term storage facilities). Though these uses must be near the given water dependent use they should, as much as possible, be sited inland from the water dependent use rather than on the shore.

In addition to water dependent uses, uses which are enhanced by a waterfront location should be encouraged to locate along the shore, though not

at the expense of water dependent uses. A water-enhanced use is defined as a use that has no critical dependence on obtaining a waterfront location, but the profitability of the use and/or the enjoyment level of the users would be increased significantly if the use were adjacent to, or had visual access to, the waterfront.

2A PERMIT NONRESIDENTIAL WATER DEPENDENT USES ON FERRY STREET  
SUBJECT TO CAREFUL REVIEW OF EACH PROPOSED USE.

Explanation of Policy: Although the Village has a limited supply of parcels appropriate for nonresidential, water dependent uses, current zoning permits such uses only on the former industrial sites. Ferry Street, which now includes two marinas, is appropriate for similar uses under careful restrictions. Provisions of the zoning regulations would allow careful review of each proposed use to insure that it is water dependent and that it would be compatible with adjacent residences.

POLICY 3 ENCOURAGE THE DEVELOPMENT OF THE STATE'S EXISTING MAJOR PORTS OF ALBANY, BUFFALO, NEW YORK, OGDENSBURG, AND OSWEGO AS CENTERS OF COMMERCE AND INDUSTRY, AND ENCOURAGE THE SITING, IN THESE PORT AREAS, INCLUDING THOSE UNDER THE JURISDICTION OF STATE PUBLIC AUTHORITIES OF LAND USE AND DEVELOPMENT WHICH IS ESSENTIAL TO OR IN SUPPORT OF WATERBORNE TRANSPORTATION OF CARGO AND PEOPLE.

Explanation of Policy: The policy is not applicable since the Village of Saugerties is not situated within any of the State's major port areas.

POLICY 4 STRENGTHEN THE ECONOMIC BASE OF SMALLER HARBOR AREAS BY ENCOURAGING THE DEVELOPMENT AND ENHANCEMENT OF THOSE TRADITIONAL USES AND ACTIVITIES WHICH HAVE PROVIDED SUCH AREAS WITH THEIR UNIQUE MARITIME IDENTITY.

Explanation of Policy: Marinas, services for fishermen, sailing and boating clubs and boat building and repair can bring non-residents to the community as well as Village residents to the waterfront. Such activity is essential to creating new and improved opportunities for business development on the waterfront.

The Esopus harbor can contribute much to the economic strength and attractiveness of the Village. Thus, efforts shall center on promoting such desirable activities as recreational and commercial fishing, marinas, historic preservation, cultural pursuits, and other compatible activities which have made smaller harbor areas appealing as tourist destinations and as commercial and residential areas. Particular consideration will be given to the visual appeal and social benefits which, in turn, can make significant contributions to the generation of tourism.

POLICY 5 ENCOURAGE THE LOCATION OF DEVELOPMENT IN AREAS WHERE PUBLIC



SERVICES AND FACILITIES ESSENTIAL TO SUCH DEVELOPMENT ARE ADEQUATE, EXCEPT WHEN SUCH DEVELOPMENT HAS SPECIAL FUNCTIONAL REQUIREMENTS OR OTHER CHARACTERISTICS WHICH NECESSITATE ITS LOCATION IN OTHER COASTAL AREAS.

- 5A ENCOURAGE NONRESIDENTIAL DEVELOPMENT OF THE SOUTHSIDE OF THE ESOPUS CREEK IN CONJUNCTION WITH IMPROVED INFRASTRUCTURE.

Explanation of Policy: The former industrial sites on "the island" and the land along Ferry Street have satisfactory vehicular access and are partly served by sanitary sewers, whereas Lighthouse Drive, on the north, has difficult access and no sewer service.

The following points shall be considered in assessing the adequacy of the infrastructure and public services available to serve other sites:

- a. Streets and highways serving the proposed site can safely accommodate the peak traffic generated by the proposed land development;
- b. Development's water needs (consumptive and fire fighting) can be met by the existing water supply system;
- c. Sewage disposal system can accommodate the wastes generated by the development;
- d. Energy needs of the proposed land development can be accommodated by existing utility systems;
- e. Stormwater runoff from the proposed site can be accommodated by on-site and/or off-site facilities; and
- f. Schools, police and fire protection, and health and social services are adequate to meet the needs of the population expected to live, work, shop, or conduct business in the area as a result of the development.

- POLICY 6 EXPEDITE PERMIT PROCEDURES IN ORDER TO FACILITATE THE SITING OF DEVELOPMENT ACTIVITIES AT SUITABLE LOCATIONS.

Explanation of Policy: When administering existing regulations and prior to proposing new regulations, every effort should be made to determine the feasibility of coordinating administrative procedures and incorporating new regulations in existing legislation, if this can reduce the burden on a particular type of development without jeopardizing the integrity of the regulation's objectives.

#### FISH AND WILDLIFE POLICIES

- POLICY 7 SIGNIFICANT COASTAL FISH AND WILDLIFE HABITATS, AS IDENTIFIED ON THE COASTAL AREA MAP, SHALL BE PROTECTED, PRESERVED, AND, WHERE PRACTICAL, RESTORED SO AS TO MAINTAIN THEIR VIABILITY AS HABITATS.

Explanation of Policy: The Esopus Creek and adjacent Hudson River waters are fish and wildlife habitats and are being reviewed by the DEC for designation as significant fish and wildlife habitats.

Habitat protection is recognized as fundamental to assuring the survival of fish and wildlife populations. Certain habitats are particularly critical to the maintenance of a given population and therefore merit special protection. Such habitats exhibit one or more of the following characteristics: (1) are essential to the survival of a large portion of a particular fish or wildlife population (e.g., feeding grounds, nursery areas); (2) support populations of rare and endangered species; (3) are found at a very low frequency within a coastal region; (4) support fish and wildlife populations having significant commercial and/or recreational value; and (5) would be difficult or impossible to replace.

In order to protect and preserve a significant habitat, land and water uses or development shall not be undertaken if such actions destroy or significantly impair the viability of an area as a habitat. When the action significantly reduces a vital resource (e.g., food, shelter, living space) or changes environmental conditions (e.g., temperature, substrate, salinity) beyond the tolerance range of an organism, then the action would be considered to "significantly impair" the habitat. Indicators of a significantly impaired habitat may include: reduced carrying capacity, changes in community structure (food chain relationships, species diversity), reduced productivity and/or increased incidence of disease and mortality.

The range of generic activities most likely to affect significant coastal fish and wildlife habitats include but are not limited to the following:

1. Draining wetlands, ponds: Cause changes in vegetation, or changes groundwater and surface water hydrology.
2. Filling wetlands, shallow areas of streams, lakes, bays, estuaries: May change physical character of substrate (e.g., sandy to muddy, or smother vegetation, alter surface water hydrology).
3. Grading land: Results in vegetation removal, increased surface runoff, or increase soil erosion and downstream sedimentation.
4. Clear cutting: May cause loss of vegetative cover, increase fluctuations in amount of surface runoff, or increase streambed scouring, soil erosion, sediment deposition.
5. Dredging or excavation: May cause change in substrate composition, possible release of containments otherwise stored in sediments, removal of aquatic vegetation, or change circulation patterns and sediment transport mechanisms.
6. Dredge spoil disposal: May induce shoaling of littoral areas, or change circulation patterns.
7. Physical alteration of shore areas through channelization or construction of shore structure: May change volume and rate of flow or increased scouring, sedimentation.

POLICY 8 PROTECT FISH AND WILDLIFE RESOURCES IN THE COASTAL AREA FROM THE INTRODUCTION OF HAZARDOUS WASTES AND OTHER POLLUTANTS WHICH BIOACCUMULATE IN THE FOOD CHAIN OR WHICH CAUSE SIGNIFICANT SUBLETHAL OR LETHAL EFFECT ON THOSE RESOURCES.

Explanation of Policy: Not specifically included in Local Program. Strict enforcement of state laws regulating hazardous wastes and other pollutants must be undertaken by the appropriate state agency.

POLICY 9 EXPAND RECREATIONAL USE OF FISH AND WILDLIFE RESOURCES IN COASTAL AREAS BY INCREASING ACCESS TO EXISTING RESOURCES, SUPPLEMENTING EXISTING STOCKS AND DEVELOPING NEW RESOURCES. SUCH EFFORTS SHALL BE MADE IN A MANNER WHICH ENSURES THE PROTECTION OF RENEWABLE FISH AND WILDLIFE RESOURCES AND CONSIDERS OTHER ACTIVITIES DEPENDENT ON THEM.

Explanation of Policy: Fish and wildlife resources on the Esopus Creek, the Hudson River and in adjacent wetlands are an important recreational resource. Lack of public access, however, limits opportunities to take advantage of this resource. The proposed waterfront park will address this need by providing access to the water's edge and, eventually, boat launching facilities as well to encourage activities such as fishing, photography, bird watching and nature study.

~~Increased~~ recreational use of these resources should be made in a manner which ensures the protection of fish and wildlife resources and which takes into consideration other activities dependent on these resources. Also, such efforts must be done in accordance with existing State law and in keeping with sound resource management considerations. Such considerations include biology of the species, carrying capacity of the resource, public demand costs and available technology.

POLICY 10 FURTHER DEVELOP COMMERCIAL FINFISH, SHELLFISH AND CRUSTACEAN RESOURCES IN THE COASTAL AREA BY:

- (I) ENCOURAGING THE CONSTRUCTION OF NEW OR IMPROVEMENT OF EXISTING ON SHORE COMMERCIAL FISHING FACILITIES;
- (II) INCREASING MARKETING OF THE STATE'S SEAFOOD PRODUCTS; AND
- (III) MAINTAINING ADEQUATE STOCKS AND EXPANDING AQUACULTURE FACILITIES. SUCH EFFORTS SHALL BE MADE IN A MANNER WHICH ENSURES THE PROTECTION OF SUCH RENEWABLE FISH RESOURCES AND CONSIDERS OTHER ACTIVITIES DEPENDENT ON THEM.

Explanation of Policy: Not applicable since there is no commercial fishing activity in the Village of Saugerties and no indication that such activity is viable.

#### FLOOD AND EROSION HAZARDS POLICIES

POLICY 11 BUILDINGS AND OTHER STRUCTURES WILL BE SITED IN THE COASTAL AREA SO AS TO MINIMIZE DAMAGE TO PROPERTY AND THE ENDANGERING OF HUMAN LIVES CAUSED BY FLOODING AND EROSION.

Explanation of Policy: Buildings will be sited so as to comply with the provisions of Flood Damage Prevention regulations which regulate the location and type of construction in designated flood hazard areas, including floodways.

POLICY 12 ACTIVITIES OR DEVELOPMENT IN THE COASTAL AREA WILL BE UNDERTAKEN SO AS TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION BY PROTECTING NATURAL PROTECTIVE FEATURES INCLUDING BEACHES, DUNES, BARRIER ISLANDS AND BLUFFS. PRIMARY DUNES WILL BE PROTECTED FROM ALL ENCROACHMENTS THAT COULD IMPAIR THEIR NATURAL PROTECTIVE CAPACITY.

Explanation of Policy: This policy is not applicable since none of the natural features mentioned are present in the Saugerties waterfront.

POLICY 13 THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES SHALL BE UNDERTAKEN ONLY IF THEY HAVE A REASONABLE PROBABILITY OF CONTROLLING EROSION FOR AT LEAST THIRTY YEARS AS DEMONSTRATED IN DESIGN AND CONSTRUCTION STANDARDS AND/OR ASSURED MAINTENANCE OR REPLACEMENT PROGRAMS.

Explanation of Policy: The only area where erosion is a problem is along the banks of the Esopus Creek, particularly where the land was created by fill. In these areas, bulkheads are used to control erosion. If not properly designed and maintained such structures would fail to provide the protection that is assumed.

POLICY 14 ACTIVITIES AND DEVELOPMENT, INCLUDING THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES, SHALL BE UNDERTAKEN SO THAT THERE WILL BE NO MEASURABLE INCREASE IN EROSION OR FLOODING AT THE SITE OF SUCH ACTIVITIES OR DEVELOPMENT OR AT OTHER LOCATIONS.

Explanation of Policy: The Village participates in the Federal Flood Insurance Program which establishes regulations pertaining to development in designated flood hazard areas. In addition, it is important that proper drainage and land restoration practices be followed to prevent erosion and weakening of shorelands and that structures placed in identified floodways not increase the base flood level so as to cause damage to otherwise flood free areas.

POLICY 15 MINING, EXCAVATION OR DREDGING IN COASTAL WATERS SHALL NOT SIGNIFICANTLY INTERFERE WITH THE NATURAL COASTAL PROCESSES WHICH SUPPLY BEACH MATERIALS TO LAND ADJACENT TO SUCH WATERS AND SHALL BE UNDERTAKEN IN A MANNER WHICH WILL NOT CAUSE AN INCREASE IN EROSION OF SUCH LAND.

Explanation of Policy: There is little natural beach material in the Esopus Creek or Hudson River which is supplied to the adjacent land via natural coastal processes. Mining, excavation and dredging should be done so that both the natural and manmade shoreline are not undermined and so that natural water movement is not changed in a manner that will increase erosion potential.

POLICY 16 PUBLIC FUNDS SHALL ONLY BE USED FOR EROSION PROTECTIVE STRUCTURES WHERE NECESSARY TO PROTECT HUMAN LIFE, AND NEW DEVELOPMENT WHICH REQUIRES A LOCATION WITHIN OR ADJACENT TO AN EROSION HAZARD AREA TO BE ABLE TO FUNCTION, OR EXISTING DEVELOPMENT; AND ONLY WHERE THE PUBLIC BENEFITS OUTWEIGH THE LONG TERM MONETARY AND OTHER COSTS INCLUDING THE PCTENTIAL FOR INCREASING EROSION AND ADVERSE EFFECTS ON NATURAL PROTECTIVE FEATURES.

Explanation of Policy: This policy recognizes the public need for the protection of human life and existing investment in development or new development which requires a location in proximity to the coastal area or in adjacent waters to be able to function. However, it also recognizes the adverse impacts of such activities and development on the rate of erosion and on natural protective features and requires that careful analysis be made of such benefits and long-term costs prior to expending public funds.

POLICY 17 WHENEVER POSSIBLE, USE NON-STRUCTURAL MEASURES TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION. SUCH MEASURES SHALL INCLUDE: (i) THE SETBACK OF BUILDINGS AND STRUCTURES; (ii) THE PLANTING OF VEGETATION AND THE INSTALLATION OF SAND FENCING AND DRAINING; (iii) THE RESHAPING OF BLUFFS; AND (iv) THE FLOOD-PROOFING OF BUILDINGS OR THEIR ELEVATION ABOVE THE BASE FLOOD LEVEL.

Explanation of Policy: The Village participates in the National Flood Insurance Program which controls setback, elevation above flood level and flood-proofing in flood hazard areas.

This policy shall apply to the planning, siting and design of proposed activities and development, including measures to protect existing activities and development. To ascertain consistency with the policy, it must be determined if any one, or a combination of, non-structural measures would afford the degree of protection appropriate both to the character and purpose of the activity or development, and to the hazard. If non-structural measures are determined to offer sufficient protection, then

consistency with the policy would require the use of such measures, whenever possible.

#### GENERAL POLICY

POLICY 18 TO SAFEGUARD THE VITAL ECONOMIC SOCIAL AND ENVIRONMENTAL INTERESTS OF THE STATE AND OF ITS CITIZENS, PROPOSED MAJOR ACTIONS IN THE COASTAL AREA MUST GIVE FULL CONSIDERATION TO THOSE INTERESTS, AND TO THE SAFEGUARDS WHICH THE STATE HAS ESTABLISHED TO PROTECT VALUABLE COASTAL RESOURCE AREAS.

Explanation of Policy: Proposed major actions may be undertaken in the coastal area if they will not significantly impair valuable coastal waters and resources, thus frustrating the achievement of the purposes of the safeguards which the Village has established to protect those waters and resources. Proposed actions must take into account the social, economic and environmental interests of the village and its citizens in such matters that would affect natural resources, water levels and flows, shoreline damage, hydro-electric power generation, and recreation.

#### PUBLIC ACCESS POLICIES

POLICY 19 PROTECT, MAINTAIN AND INCREASE THE LEVELS AND TYPES OF ACCESS TO PUBLIC WATER-RELATED RECREATION RESOURCES AND FACILITIES SO THAT THESE RESOURCES AND FACILITIES MAY BE FULLY UTILIZED BY ALL THE PUBLIC IN ACCORDANCE WITH REASONABLY ANTICIPATED PUBLIC RECREATION NEEDS AND THE PROTECTION OF HISTORIC AND NATURAL RESOURCES. IN PROVIDING SUCH ACCESS, PRIORITY SHALL BE GIVEN TO PUBLIC BEACHES, BOATING FACILITIES, FISHING AREAS AND WATERFRONT PARKS.

Explanation of Policy: The only existing public water-related recreation resources or facilities in the coastal area of the Village of Saugerties are the Saugerties Lighthouse and State owned wetlands at the mouth of the Esopus Creek. The condition and fragile nature of these resources requires that access to and use of each be carefully limited in terms of numbers of people and means of access to prevent damage to the resource. (Access to the Lighthouse should be forbidden prior to stabilization of the structure and agreement on a plan for its use and maintenance.)

Any proposed project to increase public access to these or future public water-related recreation resources and facilities shall be analyzed according to the following factors:

- a. The level of access to be provided should be in accord with estimated public use. If not, the proposed level of access to be provided shall be deemed inconsistent with the policy.
- b. The level of access to be provided shall not cause a degree of use which would exceed the physical capability of the resource or facility. If this were determined to be the case, the proposed level of access to be provided shall be deemed inconsistent with the policy.

POLICY 20 ACCESS TO THE PUBLICLY OWNED FORESHORE AND TO LANDS IMMEDIATELY ADJACENT TO THE FORESHORE OR THE WATER'S EDGE THAT ARE PUBLICLY OWNED SHALL BE PROVIDED, AND IT SHOULD BE PROVIDED IN A MANNER COMPATIBLE WITH ADJOINING USES. SUCH LANDS SHALL BE RETAINED IN PUBLIC OWNERSHIP.

Explanation of Policy: Access to the publicly-owned lands of the coast at large should be provided, where appropriate, for numerous activities and pursuits which require only minimal facilities for their enjoyment. Such access would provide for walking along the waterfront or to a vantage point from which to view the water. Similar activities requiring access would include bicycling, birdwatching, photography, nature study, beachcombing, fishing and hunting. Several methods of providing access will receive priority attention in the Coastal Management Program. These include the improvement of access to the waterfront and the promotion of mixed and multi-use development. Public use of such publicly-owned underwater lands and lands immediately adjacent to the shore shall be discouraged where such use would be inappropriate for reasons of public safety, military security, or the protection of fragile coastal resources.

Due to the nature of most of the Village waterfront area - either intensively developed or ecologically fragile - there are relatively few places where access to the foreshore is appropriate. Primary access will be via public access to be acquired or mixed use development on sites zoned for such use.

#### RECREATION POLICIES

POLICY 21 WATER DEPENDENT AND WATER ENHANCED RECREATION SHALL BE ENCOURAGED AND FACILITATED AND SHALL BE GIVEN PRIORITY OVER NONWATER RELATED USES ALONG THE COAST, PROVIDED IT IS CONSISTENT WITH THE PRESERVATION AND ENHANCEMENT OF OTHER COASTAL RESOURCES AND TAKES INTO ACCOUNT DEMAND FOR SUCH FACILITIES. IN FACILITATING SUCH ACTIVITIES, PRIORITY SHALL BE GIVEN TO AREAS WHERE ACCESS TO THE RECREATION OPPORTUNITIES OF THE COAST CAN BE PROVIDED BY NEW OR EXISTING PUBLIC TRANSPORTATION SERVICES AND TO THOSE AREAS WHERE THE USE OF THE SHORE IS SEVERELY RESTRICTED BY EXISTING DEVELOPMENT.

Explanation of Policy: Water-related recreation includes such obviously water-dependent activities as boating, swimming, and fishing as well as certain activities which are enhanced by a coastal location and increase the general public's access to the coast such as pedestrian trails, picnic areas, scenic overlooks and passive recreation areas that take advantage of coastal scenery.

Provided the development of water-related recreation is consistent with the preservation and enhancement of such important coastal resources as fish and wildlife habitats, aesthetically significant areas, historic and cultural resources, agriculture and significant mineral and fossil deposits, and provided demand exists, water-related recreation development is to be increased and such uses shall have a higher priority than any

non-coastal dependent uses, including non-water-related recreation uses. In addition, water-dependent recreation uses shall have a higher priority over water enhanced recreation uses. Determining a priority among coastal dependent uses will require a case-by-case analysis.

- 21A CREATE ACCESS FOR THREE TYPES OF ACTIVITIES - BOATING, FISHING AND VIEWING - AT APPROPRIATE LOCATIONS IN TERMS OF TRAFFIC, ADJACENT LAND USE AND FUNCTION.

Explanation of Policy: Opportunities for public and private recreation facilities on the coast are limited by existing development and physical features. Only at a few locations along the south side of the Creek is sufficient land and adequate vehicular access available. Appropriate zoning controls favoring water dependent uses and direct public action to acquire a suitable site are necessary to preserve opportunities for water-related recreation use.

- POLICY 22 DEVELOPMENT, WHEN LOCATED ADJACENT TO THE SHORE, SHALL PROVIDE FOR WATER-RELATED RECREATION, AS A MULTIPLE USE, WHENEVER SUCH RECREATIONAL USE IS APPROPRIATE IN LIGHT OF REASONABLY ANTICIPATED DEMAND FOR SUCH ACTIVITIES AND THE PRIMARY PURPOSE OF THE DEVELOPMENT.

- 22A WHERE POSSIBLE ACCESS SHALL BE PROVIDED IN CONJUNCTION WITH ACTION BY OTHER PUBLIC AGENCIES, SUCH AS DOT, DEC AND OPR, AS WELL AS THROUGH COORDINATION OF PRIVATE DEVELOPMENT.

Explanation of Policy: Certain waterfront developments such as residential projects, hydroelectric plants and maritime commercial uses present practical opportunities for providing recreation facilities as an additional use of the site or facility. Therefore, whenever such developments are located adjacent to the shore they should, to the fullest extent permitted by existing law, provide for some form of water-related recreation use unless there are compelling reasons why any form of such recreation would not be compatible with the development, or a reasonable demand for public use cannot be foreseen.

Whenever a proposed development would be consistent with coastal policies and the development could, through the provision of recreation and other multiple uses, significantly increase public use of the shore, then such development should be encouraged to locate adjacent to the shore.

The primary site in the Village where the potential for such multiple use exists is the former industrial site on the south side of the Esopus Creek. Proposed zoning for this area will permit only water dependent or enhanced uses and encourage multiple use activities.

- POLICY 23 PROTECT, ENHANCE AND RESTORE STRUCTURES, DISTRICTS, AREAS OR SITES THAT ARE OF SIGNIFICANCE IN THE HISTORY, ARCHITECTURE, ARCHEOLOGY OR CULTURE OF THE STATE, ITS COMMUNITIES OR THE NATION.



Explanation of Policy: Among the most valuable of the State's manmade resources are those structures or areas which are of historic, archeological, or cultural significance. The protection of these structures must involve a recognition of their importance by all agencies and the ability to identify and describe them. Protection must include concern not just with specific sites but with areas of significance, and with the area around specific sites. The policy is not to be construed as a passive mandate but must include effective efforts when appropriate to restore or revitalize through adaptive reuse. While the program is concerned with the preservation of all such resources within the coastal boundary, it will actively promote the preservation of historic and cultural resources which have a coastal relationship.

The structures, districts, areas or sites that are of significance in terms of history, architecture, archeology or culture are the following:

- a. The Saugerties Lighthouse, which is listed on the National Register of Historic Places.
- b. The area within the Southside proposed as a historic district (see Map No. 9).
- c. The "estate" area north of the Esopus Creek fronting on the Hudson River and including the "Mynderse" house.

23A PRESERVE THE SAUGERTIES LIGHTHOUSE AS A LANDMARK FOR NON-INTENSIVE USE.

23B RECOGNIZE THE SOUTHSIDE NEIGHBORHOOD AS AN HISTORIC DISTRICT BY APPROPRIATE LOCAL DESIGNATION.

23C RETAIN LOW DENSITY RESIDENTIAL CHARACTER OF "ESTATE AREAS" ALONG THE HUDSON.

Explanation of Policy: The lighthouse is an important landmark whose preservation is important for the Village and the Hudson River. The Southside neighborhood on the Esopus Creek and the low density areas on the River are representative of two aspects of the Village's past and still retain the distinctive character of their origins.

All practicable means shall be taken to protect these structures, districts, areas or sites that are of significance and shall be deemed to include the consideration and adoption of any techniques, measures, or controls to prevent significant adverse change such as alteration to external ornamental features, materials, facade details or functional element; demolition or removal; or actions within 500 feet of a district or structure that would be incompatible with the objective of preserving its quality and integrity.

#### SCENIC QUALITY POLICIES

POLICY 24 PREVENT IMPAIRMENT OF SCENIC RESOURCES OF STATEWIDE SIGNIFICANCE,

AS IDENTIFIED ON THE COASTAL AREA MAP. IMPAIRMENT SHALL INCLUDE:

- (I) THE IRREVERSIBLE MODIFICATION OF GEOLOGICAL FORMS, THE DESTRUCTION OR REMOVAL OF VEGETATION, THE DESTRUCTION OR REMOVAL OF STRUCTURES, WHEREVER THE GEOLOGIC FORMS, VEGETATION OR STRUCTURES ARE SIGNIFICANT TO THE SCENIC QUALITY OF AN IDENTIFIED RESOURCE; AND
- (II) THE ADDITION OF STRUCTURES WHICH BECAUSE OF SITING OR SCALE WILL REDUCE IDENTIFIED VIEWS OR WHICH BECAUSE OF SCALE, FORM, OR MATERIALS WILL DIMINISH THE SCENIC QUALITY OF AN IDENTIFIED RESOURCE.

Explanation of Policy: The Village's Hudson River coastal area, the "estate area," is directly opposite the Hudson Shorelands Historic District, on the east bank of the river, which is both a state and national landmark. The scenic character of the west shore is extremely important to the integrity of the historic district. The development potential of the estate area must be channelled in a way that can be beneficial to the Village while respecting its scenic quality from across the river. Proposed cluster zoning standards and careful site plan review are directed toward this objective.

The following siting and development guidelines will be used to achieve this policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly.

- a. Siting structures and other development such as power lines, and signs, back from shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore.
- b. Clustering or orienting structures to retain views, save open space and provide visual organization to a development.
- c. Incorporating existing historic structures into the overall development scheme.
- d. Maintaining or restoring the original land form, except when changes screen unattractive elements and/or add appropriate interest.
- e. Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures into the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing creates views of coastal waters.
- f. Using appropriate materials, in addition to vegetation, to screen unattractive elements.
- g. Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape.

POLICY 25 PROTECT, RESTORE AND ENHANCE NATURAL AND MANMADE RESOURCES WHICH ARE NOT IDENTIFIED AS BEING OF STATEWIDE SIGNIFICANCE, BUT WHICH CONTRIBUTE TO THE SCENIC QUALITY OF THE COASTAL AREA.

Explanation of Policy: When considering a proposed action, which would not affect a scenic resource of statewide significance, care shall be taken to protect, restore or enhance the overall scenic quality of the coastal area. Activities which could impair or further degrade scenic quality are the same as those cited under the previous policy, i.e., modification of natural landforms, removal of vegetation, etc. However, the effects of these activities would not be considered as serious for the general coastal area as for significant scenic areas.

The siting and design guidelines listed under the previous policy should be considered for proposed actions in the general coastal area. More emphasis may need to be placed on removal of existing elements, especially those which degrade, and on addition of new elements or other changes which enhance. Removal of vegetation at key points to improve visual access to coastal waters is one such change which might be expected to enhance scenic quality. This is particularly true at vantage points on Route 9W where a number of scenic vistas can be enhanced. The natural setting along the Esopus Creek will be considerably improved by landscape treatment of the sewage treatment plant.

#### AGRICULTURAL LANDS POLICY

POLICY 26 NOT APPLICABLE

#### ENERGY AND ICE MANAGEMENT POLICIES

POLICY 27 NOT INCLUDED IN THE LOCAL PROGRAM

POLICY 27A SMALL HYDROELECTRIC GENERATING FACILITIES WILL BE CONSIDERED APPROPRIATE USES IF THEY DO NOT IMPEDE DEVELOPMENT OBJECTIVES OF ADJACENT PROPERTY.

Explanation of Policy: Use of the dam on the Esopus Creek to re-establish hydro-power generation can provide a useful alternative energy source and economic development project for the Village. However, the benefits of such a project must be evaluated in terms of any negative impacts or obstacles it may have or impose on the diverse development program proposed for the two former industrial sites on either side of the dam.

POLICY 28 ICE MANAGEMENT PRACTICES SHALL NOT DAMAGE SIGNIFICANT FISH AND WILDLIFE AND THEIR HABITATS, INCREASE SHORELINE EROSION OR FLOODING, OR INTERFERE WITH THE PRODUCTION OF HYDROELECTRIC POWER.

Explanation of Policy: Prior to undertaking actions required for ice management, an assessment must be made of the potential effects of such actions upon the production of hydroelectric power, fish and wildlife and their habitats, flood levels and damage, rates of shoreline erosion damage, and upon natural protective features.

Following such an examination, adequate methods of avoidance or mitigation of such potential effects must be utilized if the proposed action is to be implemented.

POLICY 29 NOT INCLUDED IN THE LOCAL PROGRAM.

WATER AND AIR RESOURCES POLICIES

POLICY 30 MUNICIPAL, INDUSTRIAL, AND COMMERCIAL DISCHARGE OF POLLUTANTS, INCLUDING BUT NOT LIMITED TO, TOXIC AND HAZARDOUS SUBSTANCES, INTO COASTAL WATERS WILL CONFORM TO STATE AND NATIONAL WATER QUALITY STANDARDS.

Explanation of Policy: Municipal, industrial and commercial discharges include not only "end-of-the-pipe" discharges into surface and groundwater but also plant site runoff, leaching, spillages, sludge and other waste disposal, and drainage from raw material storage sites. Also, the regulated industrial discharges are both those which directly empty into receiving coastal waters and those which pass through municipal treatment systems before reaching the State's waterways. State and federal law adequately deals with this policy.

POLICY 31 STATE COASTAL AREA POLICIES AND PURPOSES OF APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAMS WILL BE CONSIDERED WHILE REVIEWING COASTAL WATER CLASSIFICATIONS AND WHILE MODIFYING WATER QUALITY STANDARDS; HOWEVER, THOSE WATERS ALREADY OVERBURDENED WITH CONTAMINANTS WILL BE RECOGNIZED AS BEING A DEVELOPMENT CONSTRAINT.

Explanation of Policy: Pursuant to the Federal Clean Water Act of 1977 (PL 95-217) the State has classified its coastal and other waters in accordance with considerations of best usage in the interest of the public and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years. The existing classifications are consistent with land and water use.

POLICY 32 ENCOURAGE THE USE OF ALTERNATIVE OR INNOVATIVE SANITARY WASTE SYSTEMS IN SMALL COMMUNITIES WHERE THE COSTS OF CONVENTIONAL FACILITIES ARE UNREASONABLY HIGH GIVEN THE SIZE OF THE EXISTING TAX BASE OF THESE COMMUNITIES.

Explanation of Policy: Alternative systems include individual septic tanks and other subsurface disposal systems, dual systems, small systems serving clusters of households or commercial users, and pressure or vacuum sewers. These types of systems are often more cost effective in smaller less densely populated areas for which conventional facilities are too expensive. The applicability of such systems on Ferry Street and Lighthouse Drive will be explored.

POLICY 33 BEST MANAGEMENT PRACTICES WILL BE USED TO ENSURE THE CONTROL OF STORMWATER RUNOFF AND COMBINED SEWER OVERFLOWS DRAINING INTO COASTAL WATERS.

Explanation of Policy: Best management practices include both structural and non-structural methods of preventing or mitigating pollution caused by the discharge of stormwater runoff and combined sewer overflows. In some instances, structural approaches to controlling stormwater runoff (e.g., construction of retention basins) and combined sewer overflows (e.g., replacement of combined system with separate sanitary and stormwater collection systems) are not economically feasible. Non-structural approaches (e.g., improved street cleaning, reduced use of road salt) will be encouraged in such cases. However, the Village has developed a staged program to separate storm water and sanitary sewers so as to eliminate overflows into coastal waters for which partial funding is anticipated.

POLICY 34 NOT INCLUDED IN LOCAL PROGRAM

POLICY 35 DREDGING AND DREDGE SPOIL DISPOSAL IN COASTAL WATERS WILL BE UNDERTAKEN IN A MANNER THAT MEETS EXISTING STATE DREDGING PERMIT REQUIREMENTS, AND PROTECTS SIGNIFICANT FISH AND WILDLIFE HABITATS, SCENIC RESOURCES, NATURAL PROTECTIVE FEATURES, IMPORTANT AGRICULTURAL LANDS, AND WETLANDS.

Explanation of Policy: Dredging often proves to be essential for water-front revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal and meeting other coastal management needs. such dredging projects, however, may adversely affect water quality, fish and wildlife habitats, wetlands and other important coastal resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation and proper siting of the dredge spoil disposal site.

35A DREDGING REQUIRED TO CREATE SUFFICIENT DEPTH FOR SMALL PLEASURE CRAFT TO DOCK AT THE PROPOSED WATERFRONT PARK SHALL BE UNDERTAKEN IN A MANNER THAT WILL NOT ADVERSELY IMPACT OTHER WATERFRONT PROPERTY.

Explanation of Policy: The natural shoreline of the Esopus Creek was altered many years ago by filling and bulkheading to accommodate urban development and navigational requirements. Future maintenance and construction must balance the continued needs of these manmade functions against the protection of the natural coastal processes.

POLICY 36 NOT INCLUDED IN LOCAL PROGRAM

POLICY 37 BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE THE NONPOINT DISCHARGE OF EXCESS NUTRIENTS, ORGANICS AND ERODED SOILS INTO COASTAL WATERS

Explanation of Policy: Best management practices used to reduce these sources of pollution could include but are not limited to, encouraging organic farming and pest management principles, soil erosion control practices, and surface drainage control techniques. These measures will be followed during construction of the waterfront park.

POLICY 38 NOT INCLUDED IN LOCAL PROGRAM.

POLICY 39 NOT INCLUDED IN LOCAL PROGRAM.

POLICY 40 NOT INCLUDED IN LOCAL PROGRAM.

POLICY 41 NOT INCLUDED IN LOCAL PROGRAM.

POLICY 42 NOT INCLUDED IN LOCAL PROGRAM.

POLICY 43 NOT INCLUDED IN LOCAL PROGRAM.

POLICY 44 PRESERVE AND PROTECT TIDAL AND FRESHWATER WETLANDS AND PRESERVE THE BENEFITS DERIVED FROM THESE AREAS.

Explanation of Policy: Freshwater wetlands include marshes, swamps, bogs, and flats supporting aquatic and semi-aquatic vegetation and other wetlands so defined in the NYS Freshwater Wetlands Act and the NYS Protection of Waters Act.

The benefits derived from the preservation of freshwater wetlands include but are not limited to:

- habitat for wildlife and fish and contribution to associated aquatic food chains;
- erosion, flood and storm control;
- natural pollution treatment;
- groundwater protection;
- recreational opportunities;
- educational and scientific opportunities; and
- aesthetic open space in developed areas.

There are no designated tidal wetlands in the Hudson River north of Piermont.

44A PRESERVE WETLANDS FROM DEVELOPMENT AND POLLUTION AND ENCOURAGE WILDLIFE ACTIVITY THROUGH ENFORCEMENT OF EXISTING STATE REGULATIONS, ESTABLISHMENT OF WETLAND ZONES AND UNDERTAKING MEASURES TO ELIMINATE POLLUTION SOURCES.

Explanation of Policy: Existing state laws establish the basis for preservation of coastal resources but should be reinforced by appropriate local legislation. Specific pollution sources which have been identified in the Inventory and Analysis must be included in a staged program of correction. Zoning of designated wetlands to prevent disturbance of their natural functions will preserve their integrity.

SECTION IV  
PROPOSED LAND AND WATER USES AND  
PROPOSED PUBLIC AND PRIVATE PROJECTS

#### IV. PROPOSED LAND AND WATER USES AND PROPOSED PUBLIC AND PRIVATE PROJECTS

##### A. Proposed Land and Water Uses

The Land and Water Use Plan for the Village waterfront is a reflection of many of the policies established in Section III. The Plan designates land and water areas for those purposes most appropriate based on physical features, land-water relationship, land and water access, utility service, historical context and environmental significance. The proposed uses are described below and illustrated on Map No. 8.

##### 1. Description of Proposed Uses

The waterfront area is proposed to be divided into six general land use categories:

Residential Cluster (RC) - The low density "estate" areas on the north and south boundaries of the Village are designated for residential use at a basic density of one single family home per acre. However, in order to preserve the open character of this area, cluster development would be preferable to conventional subdivision of the land. As an incentive to preserve open space, a density increase of up to two dwelling units per acre for a clustered development of townhouses, apartments or single family houses might be permitted based on approval of a plan to ensure minimum impact to the aesthetic and natural environment of the coastal area.

Residential Low Density (RL) - This area includes the already developed areas of Lighthouse Drive and the Knolls subdivision and is intended to maintain the low density, single family, residential character. A minimum lot size of 15,000 square feet would be in keeping with existing development and the necessity for on-site sewage disposal systems.

Waterfront Residential (RWF) - Ferry Street is designated for not only residential uses such as those permitted on Lighthouse Drive, but also water-dependent and enhanced uses. Water-dependent uses such as marinas or boat construction would be permitted as a matter of right, while certain water-enhanced uses such as restaurants, sale of marine products, etc., would be permitted if the use and its development plan are compatible with the area.

Planned Waterfront Development (PWD) - Two sites on either side of the Esopus Creek, formerly used and still zoned for industrial use, offer the greatest potential for a variety of uses of any sites within the coastal area. Each has large size, good street access, complete utility service, waterfront views and the larger one (on the south side of



the Creek) has waterfront access. A wide variety and combination of water-dependent and enhanced uses are appropriate, including single and multi-family residential, marine commercial uses, restaurants, specialty shops, cultural facilities and commercial recreation, among others\*. Site plans should be reviewed to ensure that waterfront views are preserved, public access provided, if possible, and site development is planned to enhance both land and water use. Map No. 9 illustrates the type of mixed use appropriate for this area.

Wetlands (W) - The wetlands at the mouth of the Esopus Creek are already designated as freshwater wetlands under state regulations and development in these important environmental areas must be carefully controlled.

Village Residential - The remainder of the coastal area not included in one of the above districts is primarily residential with several small areas of business use. This entire area was developed at a time when building design and use standards were considerably different than those prevalent today. Buildings were often designed and used for mixed residential and commercial use. Smaller more intensively developed parcels were common. Much of this area is of historic significance because it reflects the practices of the past. Therefore, it is recommended that flexible land use control provisions be developed for this area which would permit certain buildings to be used as they were originally intended; to permit adaptive reuse of such buildings as the Hill Street School for appropriate purposes; and to protect against indiscriminate commercial uses. The diversity of building types, topography, and traffic conditions in this area are such that a review of each specific situation may be required to determine the most appropriate use in this most urban part of the waterfront.

## 2. Proposed Land and Water Use Map

See Map No. 8.

## B. Proposed Public and Private Projects

### 1. Summary

A variety of actions will be required to implement the Waterfront Revitalization Plan. The following chart lists the specific actions identified during the development of the plan and indicates the following:

a. The issue to which the action is related;

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\* A small scale hydro-electric facility would also be appropriate if it is compatible with and does not preclude the other uses cited.

- b. The responsibility for implementation - private or public - and, where possible, the particular public body;
- c. The estimated cost of the action;
- d. The relative priority for each action - on a scale of first, second or third - based on a combination of urgency and ability to succeed.

## 2. Description of Projects

A brief description of each of the projects listed above is presented below. The location of each project appears on Map No. 9.

- a. Lighthouse Stabilization: The Saugerties Lighthouse, the oldest remaining on the Hudson (see Photo No. 11), has been vacant and deteriorating for nearly 30 years. This important historic and visual landmark (listed on the National Register of Historic Places) requires both short term and long term action - short term to stabilize the structure and provide a new roof to forestall further damage and long term to develop a feasible plan for restoration and reuse. Future use must take into consideration the limited land access to the site.
- b. Waterfront Access and Park: There is no access to the water available to the general public anywhere within the Village below the Esopus Creek dam. Potential waterfront sites for park development are limited by topography and vehicular access problems. However, one site which does not have such limitations has been identified on the south side of the Creek on East Bridge Street. It is proposed that this site be acquired either via a lease or outright purchase. The first stage of development - providing access, clearing debris and brush, and creating a picnic area and parking space - can be accomplished with Village forces supplemented by volunteers. Subsequent development should include a boardwalk, docking space and possibly a launching area for small boats.
- c. Sanitary Sewers-Lighthouse Drive and Ferry Street: The two streets on either side of the Esopus Creek, lined with residential uses, are not served by sanitary sewers. Small lots, high water table and occasional flooding make on-site disposal systems unreliable and contribute to pollution of the waterfront. The cost of providing sewer service to these areas is high due to the presence of rock and the need for pumping status. However, a long term solution to this situation is important to the future of the waterfront and a

feasibility study should be undertaken to examine the cost and effectiveness of alternate methods.

- d. Storm Sewer Separation: The Village's new sewage treatment plant provides a modern facility for treating domestic waste. However, many of the lines which serve it also carry storm water flow which, in times of heavy surface runoff, exceeds the plant capacity. At such times (see Chart I) the plant cannot fully treat the effluent and pollutants are discharged into the Esopus Creek. A staged program for separation of storm and sanitary sewers has been designed and, when implemented will provide a permanent solution to this problem. (See Appendix B.)
- e. Reconstruction of East Bridge Street: East Bridge Street provides one of the main access points to the waterfront. It has deteriorated over the years due to age, use and utility installation. Complete reconstruction is required to allow it to function properly.
- f. Rehabilitation of South Side Buildings: The south side neighborhood developed directly as a result of industrial growth and commercial activity on the waterfront. While many buildings are well preserved, rehabilitation of others is necessary to prevent further decline in this important area. Private investment must be supported by public assistance for infrastructure and, where appropriate financial aid. See also j. below.
- g. Harbor Dredging: When it was an active commercial port, the Esopus Creek harbor was regularly maintained and dredged to keep the channel open. In recent years that practice has been substantially reduced. While most of the harbor is deep enough for the recreational vessels which now use it, a sand bar has built up just beyond the big bend below the falls. This sand bar is in front of the proposed waterfront park and must be removed if boating activity at the park is to be developed.
- h. Bulkhead Repair: Much of the water's edge along the Esopus Creek has had bulkheads installed to prevent erosion or retain fill. The age, type and condition of these bulkheads vary from property to property. While much of it is sound, repair is required in some instances to prevent damage to waterfront property and to preserve water access.
- i. New Maritime Commercial Use: Once a hub of marine commerce and industry, the Village waterfront has only two marinas reflecting its nautical history. Through appropriate zoning, elimination of pollution and development of supporting public facilities, the Village intends to create the

interest and climate to generate investment in new private water dependent and enhanced uses.

- j. Establish Historic District: The south side has a historic relationship to the waterfront and, although not considered appropriate for designation as a national historic district, contains many buildings of significance. In order to recognize its significance and provide both impetus and controls for rehabilitation, a historic district will be delineated in this area.
  - k. Amend Zoning Regulations: In order to implement the Proposed Land and Water Use Plan, a number of new zoning districts are needed, as discussed above in Section A. In addition, the Village's entire zoning ordinance is in need of major revision and updating in order to better guide land use and development. Such action can best be accomplished at the same time as the new districts related to the waterfront are incorporated.
  - l. Route 9W Improvement: Route 9W from the southern Village boundary to the bridge across the Esopus Creek passes numerous historic structures and presents some excellent vistas of both the Hudson River and the Catskill Mountains. It also contains three tight 90° turns, a steep retaining wall and deteriorating pavement, curbs, and sidewalks. Rehabilitation of this roadway should be designed to correct physical deficiencies and improve roadway geometry, where possible, while respecting the scenic and historic qualities of the area.
  - m. Sewage Treatment Plant Landscaping: The new sewage treatment plant is located at a scenic bend in the Esopus Creek. To minimize its impact, landscaping along the water's edge should help blend it into the natural surroundings.
  - n. Hill Street Pump Station: One small group of homes on Hill Street, just south of the bridge, is not connected to the sanitary sewer system but, instead, to a holding tank. This tank must be emptied periodically and poses a constant threat of pollution. A new pump station will allow the tank to be abandoned and the homes connected to the sewer system.
3. Project Location Map
- See Map No. 9.

# CHART II

## PROPOSED PUBLIC AND PRIVATE PROJECTS

PROJECT	RELATED ISSUE	SECTOR		EST. COST (000)	PRIORITY
		Pub.	Priv.		
Lighthouse Stabilization	3	X	X	\$ 50+	2
Create Waterfront Access	4	X		50	1
Construct Waterfront Park	4	X		b	1/2
New Sanitary Sewers on Ferry St. and Lighthouse Dr.	2,7,8	X		225 <sup>a</sup> /416 <sup>*</sup>	1
Storm Sewer Separation	7,8	X		933 <sup>c*</sup>	1/2
Reconstruct Bridge Street	6	X		136 <sup>*</sup>	3
Rehab. South Side Bldgs	6	X	X	250 <sup>d</sup>	2
Dredge Harbor	2b,5	X		200 <sup>e</sup>	3
Repair Bulkheads	4,5	X	X	.5-1/ft.	3
New Maritime Commercial	2b,5,6		X	NA	2
Establish Historic Dist.	6	X		f	1
Amend Zoning Regulations	1,2,5,6	X		f	1
Improve Rt. 9W on S. Side	6	X		NA	3
Landscape Sewage Plant	4	X		31 <sup>*</sup>	2
Hill Street Pump Station	7,8	X		139 <sup>*</sup>	1

### FOOTNOTES

Rev. 1/23/84

b Volunteers and Village forces for first stage

c Three phase program (\$290 - 215 - 428)

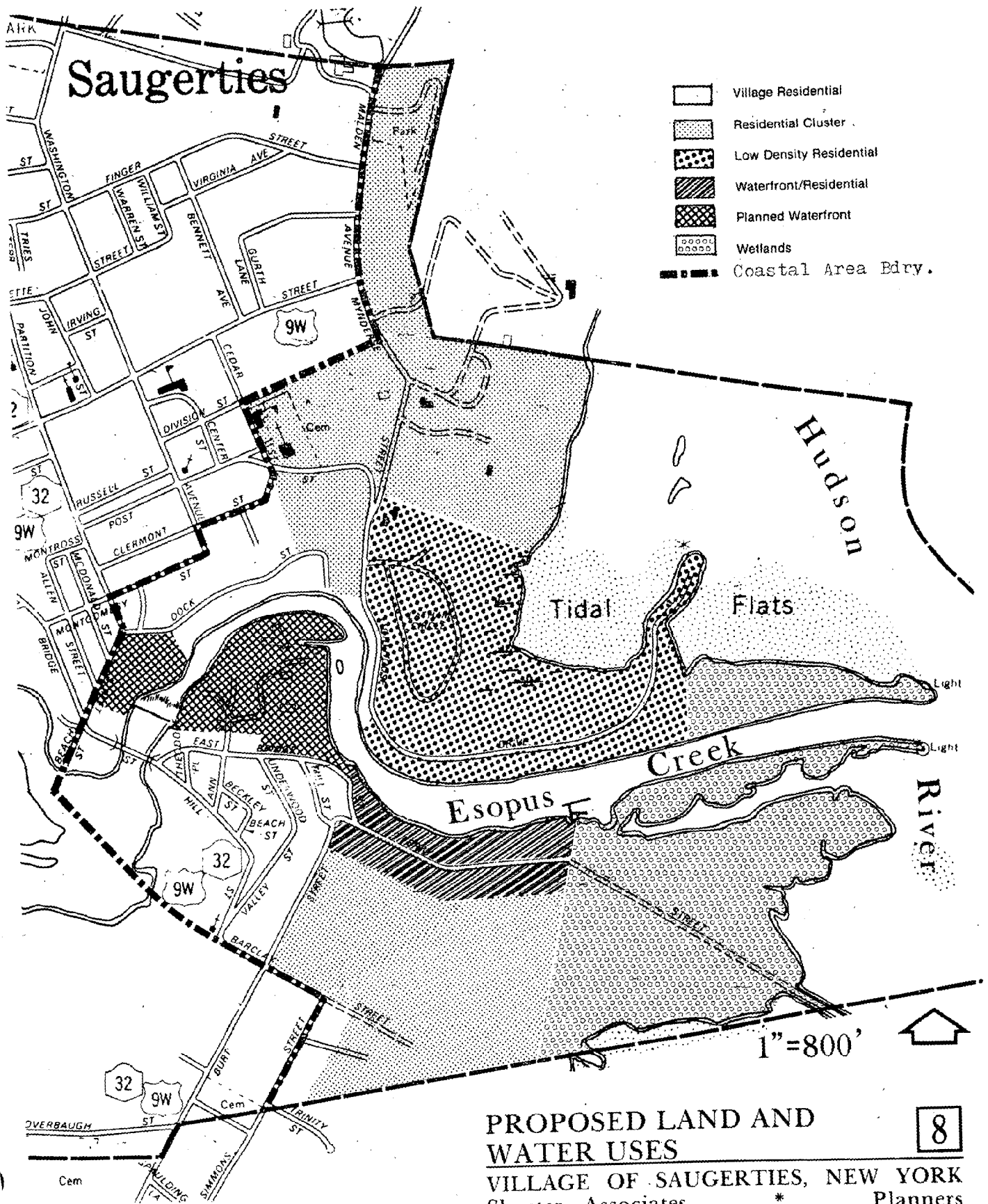
d 50 buildings @ \$5,000

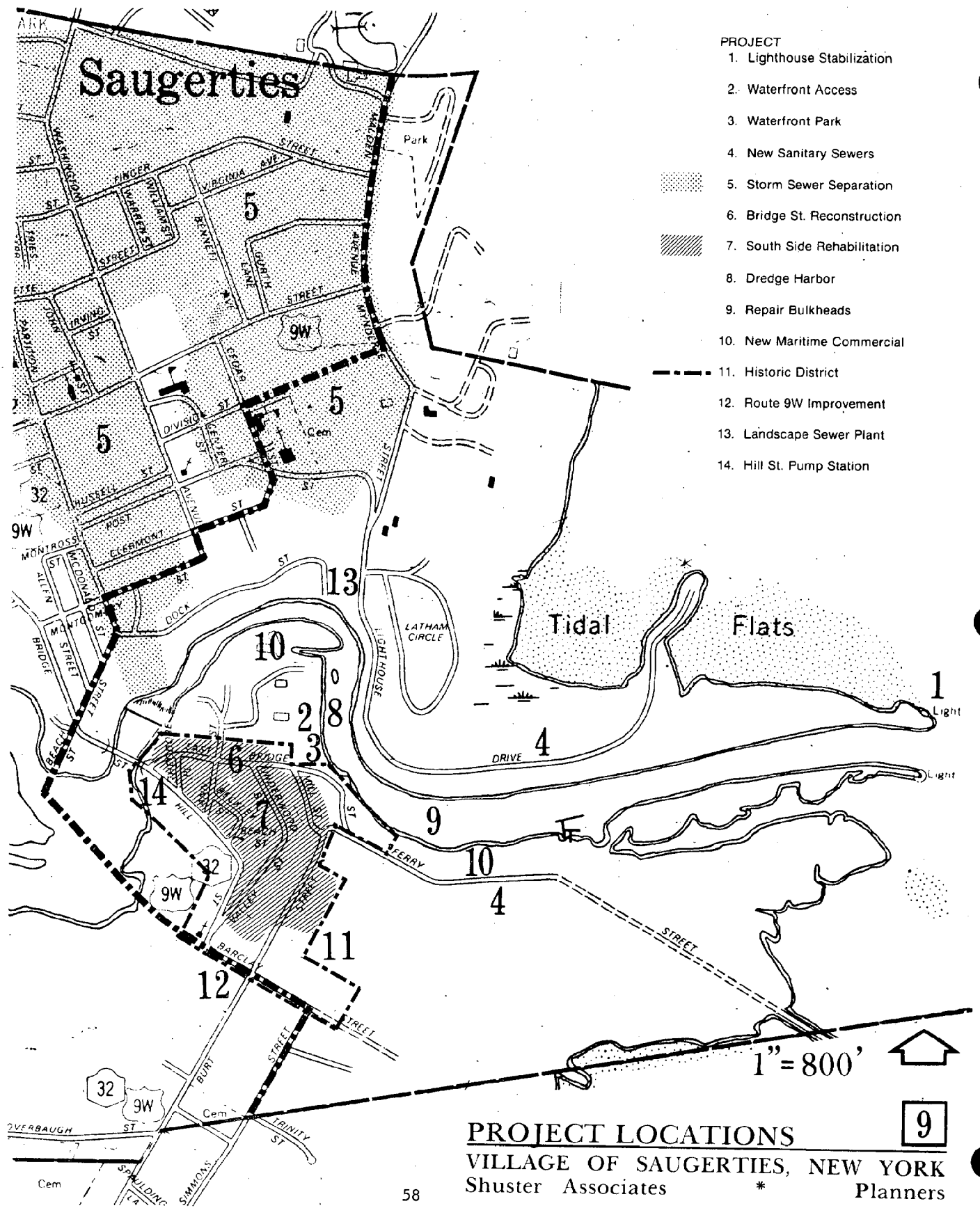
e 15,000 cu. yd. @ \$12.50/yd.

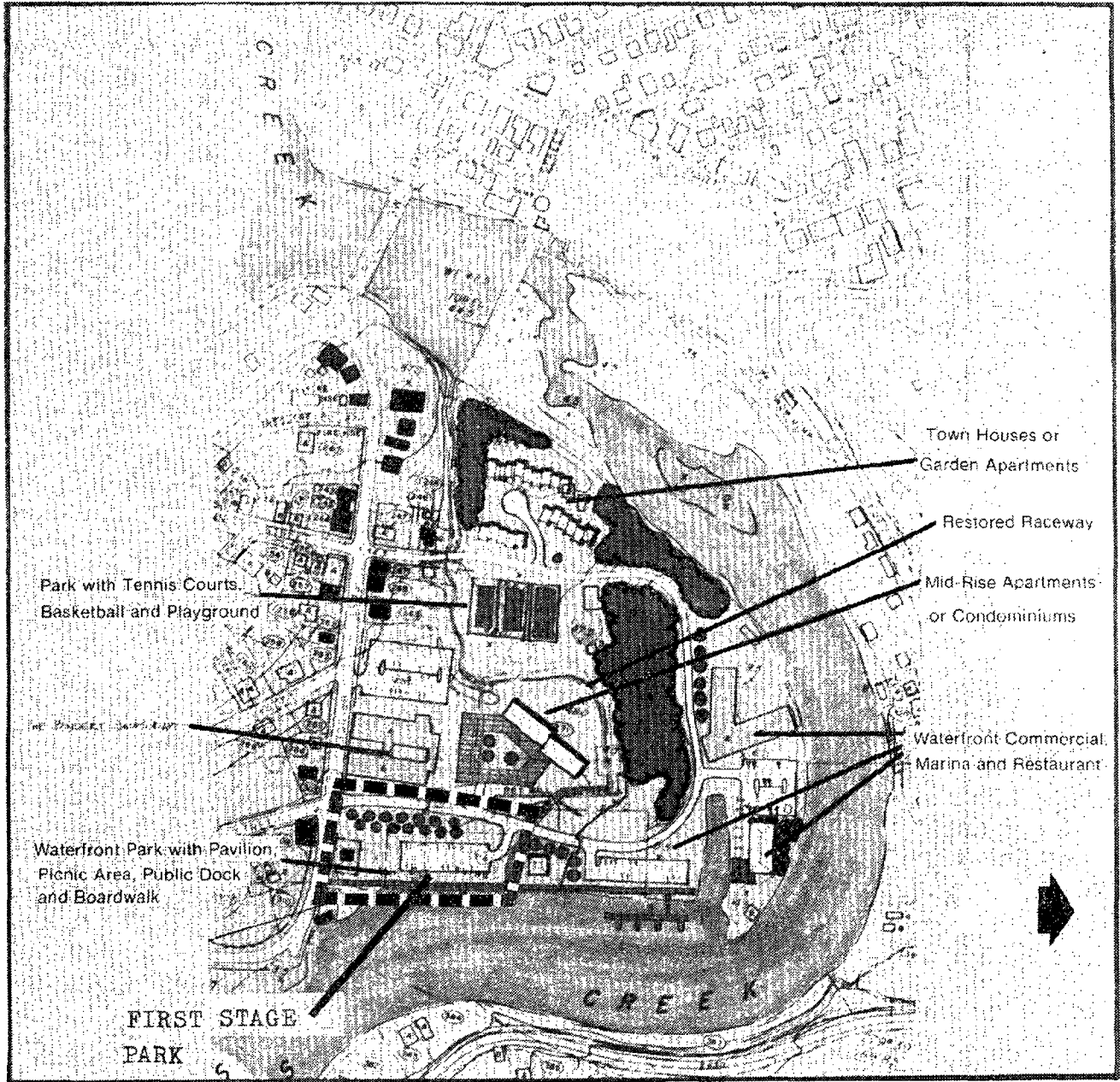
f Part of comprehensive revision to Zoning Ord.

\* Cost Estimate by Brinnier & Larios, Engineers

See Appendix B







## DEVELOPMENT CONCEPT "THE ISLAND"

10

VILLAGE OF SAUGERTIES, NEW YORK  
Shuster Associates \* Planners



## SECTION V

### TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM

V. TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM

A. Local Laws and Regulations Necessary to Implement the LWRP

1. Existing Local Laws and Regulations

a. Zoning Ordinance

The Village Zoning Ordinance regulates the nature and intensity of use of land in the coastal area. The existing regulations are in need of major revision (see 2.a. below).

b. Building Code

The Building Code regulates construction practices, including those related to safety and fire protection.

c. Flood Damage Prevention Regulations

This regulation, adopted pursuant to the Federal Flood Insurance Program controls the location and type of construction in the flood hazard area to prevent damage to property.

d. Sewers and Sewage Disposal Ordinance

This ordinance establishes regulations, procedures and standards for the installation and operation of sewage disposal systems.

e. Boat Ordinance

This ordinance regulates noise and speed of power boats in waters within the jurisdiction of the Village.

2. Proposed New or Revised Local Laws and Regulations

a. Zoning Amendments

The major regulatory tool to control and shape land and water use in the coastal area is zoning. The Village's existing zoning regulations, adopted over 25 years ago, are generally outdated and do not address at all the particular concerns involved in waterfront planning and development. Major amendments to the Village Zoning law are proposed to reflect the extreme diversity of natural features and development in the coastal area and to provide the appropriate techniques to achieve land use objectives for the waterfront.

Due to the limitations of the existing zoning regulations it will be necessary to create several completely new zoning

districts, as described in Section IV and delineated on Map No. 8.

b. Historic District

Although the entire south side does not apparently warrant nomination as an historic district on the National Register of Historic Places, certain buildings do merit such a designation. Furthermore, an historic district can be designated under local law. Such a local law would provide some measure of review of actions related to the historic character of the area, could help property owners qualify for certain tax benefits, and would serve to officially establish the historic nature of the area.

c. Waterfront Commission

A new local law to establish and define the powers of the Waterfront Commission described in Section V, C., below will be necessary.

d. Local SEQR Law

The provisions of the State Environmental Quality Review Act have applied to local government since 1978. However, it would be useful to adopt a local law which specifically establishes the role of local government agencies in the process (particularly the Waterfront Commission) and identifies SEQR as a local responsibility. The SEQR provisions can be very useful in identifying and dealing with important issues in the environmentally sensitive waterfront area.

B. Other Public and Private Actions Necessary to Implement the LWRP

1. Local Government Actions

All of the necessary local government actions to implement the LWRP are either specific projects, described in Section IV, B., or legislative actions, described in Section V., A.

2. Private Actions

An important objective of the LWRP is to encourage private actions that complement or support public policies and actions toward waterfront revitalization. Four such actions have been identified and described in Section IV. B. The nature of the private involvement is discussed below.

a. Lighthouse Stabilization

Private involvement in the Lighthouse is necessary in two ways..

- (1) Both legally and administratively, lighthouse stabilization and restoration is best guided by a private, non-profit organization with the specific interest and focus to devote the considerable effort required. Such an organization must be established (or an existing one be designated) as soon as possible to solicit and administer the funds for the immediate stabilization work required. At the same time, a detailed feasibility study for long-term use and operation must be undertaken.
- (2) The feasibility study should identify the nature and role of possible private entrepreneurial involvement in the lighthouse as part of future restoration and use. Should such potential exist, it should be encouraged by such financial and legal means as can be made available by local, state and federal cooperation.

b. Rehabilitation of South Side Buildings

Rehabilitation of deteriorating buildings on the south side can best be accomplished through a public-private partnership. The Village (possibly with state and federal assistance via the Small Cities program) can spearhead the effort and offer such inducements as new or improved public facilities and services and even direct financial assistance to property owners. However, each property owner must participate in the rehabilitation of the individual structure.

c. Bulkhead Repair

Repair of the bulkheads along the Esopus Creek is both a public and private concern. In some instances, public coordination and assistance may be appropriate. However, each property owner must assume major responsibility for bulkhead repair in order to protect his property as well as to preserve the waterway.

d. New Maritime Commercial Uses

One of the important objectives of the LWRP is to establish the proper climate and development regulations to generate new water dependent and related commercial uses. Many of the public actions described previously are aimed directly toward this goal. Opportunities for new maritime commercial uses must be actively promoted by the Village and a cooperative relationship with potential private users established.

C. Management Structure Necessary to Implement the LWRP

1. Lead Agency and Responsible Official

Due to the Village's small size and limited staff and financial resources, the proposed management structure is based primarily on existing administrative bodies and functions. The proposed structure, illustrated on Exhibit A, depends on the creation of a new Waterfront Commission with the following functions:

- a. To advise the Village Board;
- b. To coordinate activities in the coastal area;
- c. To review local, state and federal actions for consistency with local policies and also to serve as a review body under the local SEQR law.

The chairman of the Waterfront Commission would be the Village Board member designated as the Waterfront Commissioner.

It is suggested that the Commission consist of seven members and that representation be similar to that of the Waterfront Advisory Committee that has guided preparation of the LWRP.

While most administrative procedures and functions would continue to operate as they do now, those within the coastal area would be coordinated by the Waterfront Commission. The Commission would draw upon existing Village staff or consultant services in the performance of its tasks.

## 2. Procedures for Compliance and Consistency with the LWRP

Both public and private actions in the waterfront area affect the development program. The proposed Waterfront Commission should have the authority, in addition to its other functions, to review proposed actions prior to their approval to determine how such action relates to the policies and objectives established for the coastal area. The Commission would be given the opportunity to review a proposed action and recommend approval, disapproval or modifications.

Since this authority would include actions not covered by zoning, a separate local law is proposed to require the Waterfront Commission to review the following actions within the coastal area:

- a. All requests for zone changes, variances or special permits as permitted under the zoning regulations;
- b. Site development plans for all proposed uses other than single family homes;
- c. Plans for construction, modification or demolition of public buildings or facilities including streets, parks, utilities, etc.;

- d. Exterior modifications to buildings previously identified as having historic or aesthetic significance.

The law should require at least a three-quarter vote of the approving agency to overrule the Commission.

The Waterfront Commission would also serve as the body to review proposed state and federal actions and coordinate review with the Departments of State and Environmental Conservation to ensure consistency with the LWRP.

D. Financial Resources to Implement the LWRP

1. Proposed Projects

The Village's financial resources are limited. In the past five years, major sewer and water improvement projects have been undertaken which required the Village to assume approximately half of the \$7,000,000 total cost. Nevertheless, it is anticipated that financial resources will be available to accomplish some of the first priority projects.

Those projects which will be initiated with local resources include revision of the zoning regulations and establishing an historic district. The initial stage of the proposed waterfront park may be undertaken with Village resources although additional funds will be required for long term development.

Funding for the major storm sewer separation has been committed. The New York State Department of Transportation has agreed to finance all work on Route 9W, representing approximately 60 percent of the total cost, while the Village has agreed to complete the remainder of the program.

2. Other Public and Private Implementation Actions

No other public actions require financial commitment. Private financial resources will be identified as specific development proposals are proposed.

3. Management of the LWRP

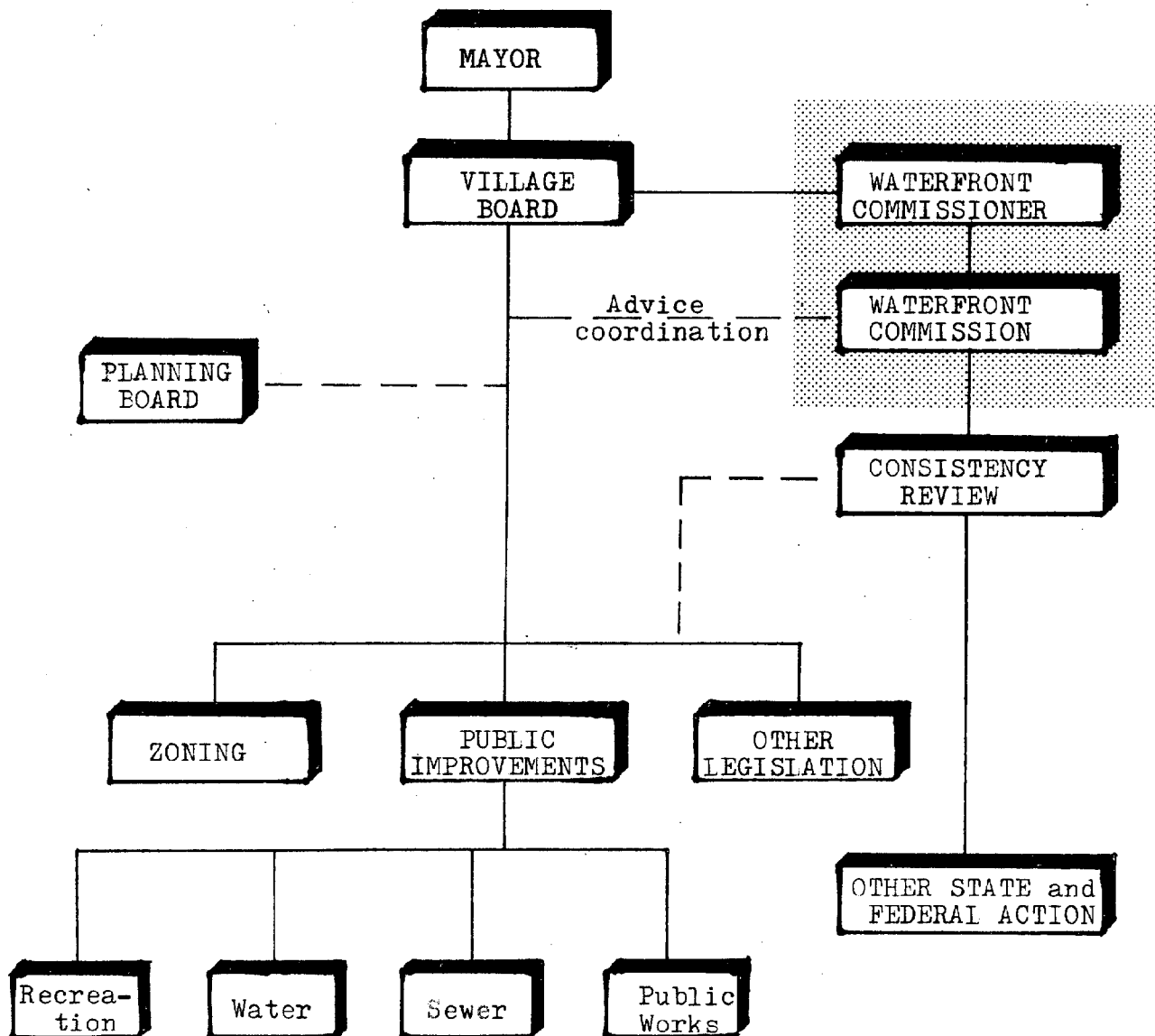
The management program will be undertaken as an integral part of Village administration, using existing officials, staff and volunteers, and does not require the commitment of any additional financial resources.

E. Summary Chart of Action Implementing Local Policies

See Chart II, Proposed Public and Private Projects.

CHART III

# MANAGEMENT STRUCTURE



SECTION VI

FEDERAL AND STATE PROGRAMS LIKELY TO AFFECT IMPLEMENTATION



VI. FEDERAL AND STATE PROGRAMS LIKELY TO AFFECT IMPLEMENTATION

Federal and State actions which are likely to affect implementation of the LWRP are listed below. All of those listed in Section A should be undertaken in a manner consistent with the LWRP; those preceded by an asterisk (\*) are also necessary to further the LWRP and are briefly discussed in Section B.

A. Federal and State Actions and Programs Which Should be Undertaken in a Manner Consistent with the LWRP

1. Federal Actions and Programs

a. Direct Federal Activities and Development Projects

Department of Commerce, National Marine Fisheries Service:

- Fisheries Management Plans

Department of Defense, Army Corps of Engineers:

- \*Proposed authorizations for dredging, channel improvement, breakwaters, other navigational works, erosion control structures, beach replenishment, dams or flood control works, ice management practices and activities, and other projects with the potential to impact coastal lands and waters.
- Land acquisition for spoil disposal or other purposes.
- Selection of open water disposal sites.

General Services Administration:

- Acquisition, location and design of proposed Federal government property or buildings, whether leased or owned by the Federal government.
- Disposition of Federal surplus lands and structures.

Department of Transportation, Coast Guard:

- Location and design, construction or enlargement of Coast Guard stations, bases, and lighthouses.
- Location, placement or removal of navigation devices which are not part of the routine operations under the Aids to Navigation Program (ATON).
- Expansion, abandonment, designation of anchorages, lightering areas or shipping lanes and ice management practices and activities.

Department of Transportation, Amtrak, Conrail:

- Expansions, curtailments, new construction, upgradings or abandonments of railroad facilities or services, in or affecting the State's coastal area.

Department of Transportation, Federal Highway Administration:

- Highway construction

b. Federal Licenses and Permits

Department of Defense, Army Corps of Engineers:

- Construction of dams, dikes or ditches across navigable waters, or obstruction or alteration of navigable waters required under Sections 9 and 10 of the Rivers and Harbors Act of 1899 (33 USC 401, 403).
- Establishment of harbor lines pursuant to Section 11 of the Rivers and Harbors Act of 1899 (33 USC 404, 405).
- Occupation of seawall, bulkhead, jetty, dike, levee, wharf, pier, or other work built by the U.S. pursuant to Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408).
- Approval of plans for improvements made at private expense under USACE supervision pursuant to the Rivers and Harbors Act of 1902 (33 USC 565).
- Disposal of dredged spoils into the waters of the U.S., pursuant to the Clean Water Act, Section 404 (33 USC 1344).
- All actions for which permits are required pursuant to Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 USC 1413).

Department of Energy, Federal Energy Regulatory Commission:

- Licenses for non-Federal hydroelectric projects and primary transmission lines under Sections 3 (11), 4(e) and 15 of the Federal Power Act (16 USC 796 (11), 797 (1) and 808).
- Orders for interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act (15 USC 824a(b)).

Environmental Protection Agency:

- NPDES permits and other permits for Federal installations, discharges in contiguous zones and ocean waters, sludge runoff and aquaculture permits pursuant to Sections 401, 402, 403, 405, and 318 of the Federal Water Pollution Control Act of 1972 (33 USC 1341, 1342, 1343, and 1328).
- Permits pursuant to the Resources Recovery and Conservation Act of 1976.
- Permits pursuant to the underground injection Control program under Section 1424 of the Safe Water Drinking Water Act (42 USC 300 h-c).
- Permits pursuant to the Clean Air Act of 1976 (42 USC 1857).

Department of Interior, Fish and Wildlife Services:

- Endangered species permits pursuant to the Endangered Species Act (16 USC 153(a)).

Interstate Commerce Commission:

- Authority to abandon railway lines (to the extent that the abandonment involves removal of trackage and disposition of right-of-way); authority to construct railroads; authority to construct coal slurry pipelines.

Nuclear Regulatory Commission:

- Licensing and certification of the siting, construction and operation of nuclear power plants pursuant to Atomic Energy Act of 1954, Title II of the Energy Reorganization Act of 1974 and the National Environmental Policy Act of 1969.

Department of Transportation, Coast Guard:

- Construction or modification of bridges, causeways or pipelines over navigable waters pursuant to 49 USC 1455.

C. Federal Assistance

Department of Agriculture

- 10.068 Rural Clean Water Program
- 10.409 Irrigation, Drainage, and Other Soil and Water Conservation Loans
- 10.410 Low to Moderate Income Housing Loans
- 10.411 Rural Housing Site Loans

- 10.413 Recreation Facility Loans
- 10.414 Resource Conservation and Development Loans
- 10.415 Rural Rental Housing Loans
- 10.416 Soil and Water Loans
- 10.418 Water and Waste Disposal Systems for Rural Communities
- 10.419 Watershed Protection and Flood Prevention Loans
- 10.422 Business and Industrial Loans
- 10.423 Community Facilities Loans
- 10.424 Industrial Development Grants
- 10.426 Area Development Assistance Planning Grants
- 10.429 Above Moderate Income Housing Loans
- 10.430 Energy Impacted Area Development Assistance Program
- 10.901 Resource Conservation and Development
- 10.902 Soil and Water Conservation
- 10.904 Watershed Protection and Flood Prevention
- 10.906 River Basin Surveys and Investigations

#### Department of Commerce

- 11.300 Economic Development-Grants and Loans for Public Works and Development Facilities
- 11.301 Economic Development-Business Development Assistance
- 11.302 Economic Development-Support for Planning Organizations
- 11.304 Economic Development-State and Local Economic Development Planning
- 11.305 Economic Development-State and Local Economic Development Planning
- 11.307 Special Economic Development and Adjustment Assistance Program-Long Term Economic Deterioration
- 11.308 Grants to States for Supplemental and Basic Funding of Titles I, II, III, IV, and C Activities
- 11.407 Commercial Fisheries Research and Development
- 11.417 Sea Grant Support
- 11.427 Fisheries Development and Utilization-Research and Demonstration Grants and Cooperative Agreements Program
- 11.501 Development and Promotion of Ports and Intermodal Transportation
- 11.509 Development and Promotion of Domestic Waterborne Transport Systems

#### Department of Housing and Urban Development

- 14.112 Mortgage Insurance-Construction or Substantial Rehabilitation of Condominium Projects
- 14.115 Mortgage Insurance-Development of Sales Type Cooperative Projects
- 14.117 Mortgage Insurance-Homes
- 14.124 Mortgage Insurance-Investor Sponsored Cooperative Housing
- 14.125 Mortgage Insurance-Land Development and New Communities
- 14.126 Mortgage Insurance-Management Type Cooperative Projects
- 14.127 Mortgage Insurance-Mobile Home Parks
- 14.219 \*Community Development Block Grants/Small Cities Program

14.221     \*Urban Development Action Grants

Department of the Interior

15.400     \*Outdoor Recreation-Acquisition, Development and Planning  
15.402     Outdoor Recreation-Technical Assistance  
15.403     Disposal of Federal Surplus Real Property for Parks,  
            Recreation, and Historic Monuments  
15.411     \*Historic Preservation Grants-In-Aid  
15.417     Urban Park and Recreation Recovery Program  
15.600     Anadromous Fish Conservation  
15.605     Fish Restoration  
15.611     Wildlife Restoration  
15.613     Marine Mammal Grant Program  
15.802     Minerals Discovery Loan Program  
15.950     National Water Research and Development Program  
15.951     Water Resources Research and Technology-Assistance to  
            State Institutes  
15.592     Water Research and Technology-Matching Funds to State  
            Institutes

Department of Transportation

20.506     Urban Mass Transportation Demonstration Grants  
20.509     Public Transportation for Rural and Small urban Areas

General Services Administration

39.002     Disposal of Federal Surplus Real Property

Community Services Administration

49.002     Community Action  
49.011     Community Economic Development  
49.013     State Economic Opportunity Offices  
49.017     Rural Development Loan Fund  
49.018     Housing and Community Development (Rural Housing)

Small Business Administration

59.012     Small Business Loans  
59.013     State and Local Development Company Loans  
59.024     Water Pollution Control Loans  
59.025     Air Pollution Control Loans  
59.031     Small Business Pollution control financing Guarantee

Environmental Protection Agency

66.001     Air Pollution Control Program Grants  
66.418     \*Construction Grants for Wastewater Treatment Works  
66.426     Water Pollution Control-State and Areawide Water Quality  
            Management Planning Agency  
66.451     Solid and Hazardous Waste Management Program Support

Grants  
66.452 Solid Waste Management Demonstration Grants  
66.600 Environmental Protection Consolidated Grants Program Support  
Comprehensive Environmental Response, Compensation and  
Liability (Super fund)

Note: Numbers refer to the Catalog of Federal Domestic  
Assistance Programs, 1980 and its two subsequent updates.

2. State Actions and Programs

a. Council on the Arts

- Provision of funding under the architecture and environmental arts program.

b. Department of Correction Services

- Planning, development, construction, major renovation or expansion of facilities.

c. Dormitory Authority of the State of New York

- Provision of tax-exempt financing for capital construction in the areas of higher education and health care.
- Provision of construction management, planning and design services for capital projects.

d. State Energy Planning Board and Energy Office

- Preparation and approval of the State Energy Master Plan.

e. New York State Energy Research and Development Authority

- Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects.

f. Department of Environmental Conservation

- Planning, development, construction, major renovation or expansion of facilities.
- Administration of the following permits and approvals.

Division of Construction Management

- 1. Review and approval of federal grant application plans and specifications for wastewater treatment facilities.

#### Division of Lands and Forests

1. Environmental Safety Permit for Liquid Natural Gas and Liquid Petroleum Gas Facilities
2. Mining Permit.
3. Navigation Aid Permit.
4. Permit to Plug and Abandon (a non-commercial oil, gas or solution mining well).
5. Permit to Use Chemicals for the Control or Elimination of Aquatic Insects.
6. Permit to Use Chemicals for the Control or Elimination of Undesirable fish.
7. Underground Storage Permit (gas).
8. Well Drilling Permit (oil, gas and solution salt mining).

#### Division of Regulatory Affairs

1. Approval of Well System and Permit to Operate.
2. Protection of Waters Permit for:
  - dams
  - docks, piers or wharves
  - dredge or deposit material in a waterway
  - stream bed or bank disturbances
3. Water Supply Permits
4. Freshwater Wetlands Permit
5. Draining Improvement District Approval
6. Water (diversions for) Power Approval
7. River Improvement District Approvals
8. River Regulatory District Approvals

#### Division of Air Resources

1. Certificate of Approval for Air Pollution Episode Action Plan.
2. Certificate of Compliance for Tax Relief-Air Pollution Control Facility.

3. Certificate to Operate: Stationary Combustion; Installation; Incinerator; Process, Exhaust or Ventilation System.
4. Permit for Burial of Radioactive Material.
5. Permit for Discharge of Radioactive Material to Sanitary Sewer.
6. Permit for Restricted Burning.
7. Permit to Construct: a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System.
8. Administration of other air resources rules and regulations.

Division of Solid Waste

1. Permit to Construct and/or Operate a Solid Waste Management Facility.
2. Septic Tank Cleaner and Industrial Waste Collector Permit.

Division of Water

1. Approval of Plans for Wastewater Disposal Systems.
2. Certificate of Compliance (Industrial Wastewater Treatment Facility).
3. Letter of Certification of Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan.
4. Permit Granted (for use of State Maintained Flood Control Land).
5. State Pollution Discharge Elimination System Permit.
6. 401 Water Quality Certification.
7. Permit for State Agency Activities or Development in Coastal Erosion Hazards Areas.

Division of Fish and Wildlife

1. Commercial inland Fisheries Licenses.
  - Preparation and Implementation of the Continuous Executive Program Plan.



- Implementation of the Environmental Quality Bond Act of 1972, including:
  - (a) Water Quality Improvement Projects.
  - (b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects and Waterways Projects.
- Actions Under the Urban Forestry Program.
- Operational Services Program
  - 1. Provision of Operating Aid to Municipal Waste-water Treatment Facilities.
- Water Resources Program
  - 1. Actions Under the Classification of Waters Programs.
  - 2. Administration of funding for flood control, beach erosion and other water resource projects.
  - 3. Administration of Flood Plain Management Criteria for State Projects Law.
- Air Resources Program
  - 1. Administration of capital projects funding for limiting air pollution.
- Solid Waste Management Program
  - 1. Administration of funding for resource recovery and management capital projects.
  - 2. Administration of funding for cleanup of toxic waste dumps.
- Fish and Wildlife Program
  - 1. Actions under the urban Fisheries Program.
  - 2. Actions under the urban Wildlife Program.
- Lands and Forest Program
  - 1. Actions under the Protection of Natural and Manmade Beauty Program.

- Marine Resources Program

1. Actions under the Marine Finfish and Shellfish Programs.

- \*Construction Management Program

1. Administration of funding for wastewater treatment facilities.

g. Environmental Facilities Corporation

- Financing of pollution control facilities for industrial firms and small businesses.

h. Facilities Development Corporation

- Planning, development, financing, construction, major renovation or expansion of facilities.

i. Office of General Services

- Planning, development, construction, major renovation or expansion of facilities.
- Administration of the Public Lands Law including acquisition and disposition of lands, grants of land and grants or easement of land underwater and issuance of licenses for removal of materials from lands under water.
- Administration of Article 4-B, Public Buildings Laws, in regard to the protection and management of State historic and cultural properties and State user of buildings of historic, architectural or cultural significance.

Department of Health

- Planning, development, construction, major renovation or expansion of facilities and the provision of funding for such activities.
- Issuance of permits to operate sanitary facilities for realty subdivisions.

Division of Housing and Community Renewal

- Preparation or revision of statewide or specific plans to address State housing and community renewal needs.
- Planning, development, construction, major renovation or expansion of facilities or the provision of funding

for such activities, including but not limited to actions under the following programs:

- a. Housing Development Fund Programs
  - b. Rural Rental Assistance Program
  - c. Federal Housing Assistance Payments Programs  
(Section 8 Programs)
  - d. Special Needs Demonstration Projects
- \*Provision of funding under the Neighborhood and Rural Preservation Companies programs.
  - Provision of funding under the Urban and Rural Initiatives Grant Programs.
  - Provision of funding for urban renewal projects.

New York State Housing Finance Agency

- Provision of funding for the construction, major renovation or expansion of facilities.
- Provision of low-interest mortgage loans to local non-profit development corporations to finance commercial and industrial facilities.

Job Incentive Board

- Provision of tax abatements or credits to business firms.

Office of Mental Health

- Planning, development, construction, major renovation or expansion of facilities and the provision of funding for such activities.

Office of Mental Retardation and Development Disabilities

- Planning, development, construction, major renovation or expansion of facilities and the provision of funding for such activities.

Division of Military and Naval Affairs

Office of Disaster Preparedness

- Administration of the State Disaster Preparedness Plan.

Natural Heritage Trust

- Provision of Grants to natural heritage institutions.

#### Office of Parks, Recreation and Historic Preservation

- Planning, development, construction, major renovation or expansion of facilities and the provision of funding for such activities.
- Preparation, revision and implementation of the State-wide Comprehensive Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and execution of other planning activities for public access, recreation, historic preservation or related purposes.
- \*Provision of funding for State and local activities from the Land and Water Conservation Fund.
- Planning, development, implementation or the provision of funding for recreation services programs.
- \*Nomination of properties to the Federal and/or State Register of Historic Places.
- \*Provision of funding for State and local historic preservation activities.
- Acquisition, disposition or lease of land.

#### Power Authority of the State of New York

- Planning, development, construction, major renovation or expansion of electric generating, electric transmission and other facilities.
- Acquisition, disposition or lease of land.

#### Board on Electric Generating Siting and the Environment Public Service Commission

- Certification of Environmental Compatibility and Public Need Regarding the Siting of:
  - a. Major Steam Electric Generating Facilities
  - b. Major Utility Transmission Facilities.

#### New York State Science and Technology Foundation

- Actions under the Corporation for Innovation Development Program.
- Actions under the Center for Advanced Technology Program.

#### Department of Social Services

- Provision of funding under the Homeless Housing and Assistance Program.
- Planning, development, construction, major renovation or expansion of facilities and the provision of funding for such activities.

#### Department of State

- \*Provision of funding for the implementation of an approved Local Government Waterfront Revitalization Program.
- Provision of funding under the Community Services Block Grant Program.

#### Department of Transportation

- Administration of the following permits and approvals:
  - a. Highway Work Permits.
  - b. Outdoor Advertising Permit (for off-premises advertising signs adjacent to interstate and primary highway).
  - c. Real Property Division Permit for Use of State-Owned Property.
  - d. License to Operate Major Petroleum Facilities.
- Actions under the Public Transportation Program, including but not limited to the following:

##### Transit Subprogram

- a. Studies and evaluations relating to the State Operating Assistance Program.
- b. Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects).
- c. Approval of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities.

##### Rail Subprogram

- a. State subsidies for passenger rail service.
- b. Planning and implementation of the Rail Capital

Programs.

Planning Subprogram

- a. Preparation of the Statewide Master Plan for Transportation.

Real Estate Program

- a. Acquisition and disposition of real property used for transportation purposes.

Design and Construction Program

- a.\* Design, construction and rehabilitation of State highways and State parkways (excluding routine maintenance and minor rehabilitation).
- b. Design and construction activities related to the rehabilitation and replacement of bridges on the State highway system.
- c.\* Provision of financial assistance for the construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation).
- d. Provision of financial assistance for the rehabilitation and replacement of municipal bridges.

- Highway Maintenance Facilities

Design and construction of State highway and State parkway maintenance facilities, including acquisition of real property for such purposes.

- Water Operations and Maintenance Program

- a. Actions related to the containment of petroleum spills and development of an emergency oil-spill control network.

State University Construction Fund

- Planning, development, construction, major renovation or expansion of facilities and the provision of funding for such activities.

NYS Urban Development Corporation

- Planning, development, financing, construction,

major renovation or expansion of residential, commercial, industrial and civic facilities and the provision of funding for such activities, including but not limited to actions under the following programs:

- a. Tax-exempt Financing Program
  - b. Lease Collateral Program
  - c. Lease Financing Program
  - d. Targeted Investment Program
  - e. Industrial Buildings Recycling Program
- Administration of special projects
  - Administration of State-funded capital grant programs

Division of Youth

- Planning, development, construction, major renovation or expansion of facilities and the provision of funding for such activities.

B. Federal and State Actions and Programs Necessary to Further the LWRP

1. Federal Actions and Programs

a. Department of the Army, Corps of Engineers

- (1) Dredging Authorization: can be used to remove the sand bar which has built up adjacent to the proposed waterfront park and Erosion Control Structures might be used to repair deteriorated bulkheads.

b. Department of Housing and Urban Development

- (1) Community Development Block Grants/Small Cities Program: Funds from this program can be used to assist in rehabilitation of structures in the Southside neighborhood and to provide certain necessary facilities and infrastructure such as reconstruction of Bridge Street.
- (2) Urban Development Action Grants: Can be used to enhance the feasibility of major development projects such as rehabilitation of the "Bindery."

c. Department of the Interior

- (1) Outdoor Recreation-Acquisition, Development and Planning: Such assistance could be used to acquire and develop the proposed waterfront park.

- (2) Historic Preservation Grants-in-Aid: Could be used to restore historic properties in the Southside and the Saugerties Lighthouse.

- d. Environmental Protection Agency

- (1) Construction Grants for Wastewater Treatment Works: may be used to extend sewers to Lighthouse Drive and Ferry Street.

- 2. State Actions and Programs

- a. Department of Environmental Conservation, Construction Management Program: funds for wastewater treatment facilities may be used to extend sewers to Lighthouse Drive and Ferry Street.

- b. Division of Housing and Community Renewal, Neighborhood and Rural Preservation Companies: funding can be used to supplement the housing rehabilitation program in the Southside.

- c. Office of Parks, Recreation and Historic Preservation

- (1) Land and Water Conservation Funds: can be used to acquire and develop the proposed waterfront park.
- (2) Nominations to State and Federal Register of Historic Places: can designate appropriate structures and districts making them eligible for funding and tax incentives.
- (3) Historic Preservation Funds: can be used for restoration of the Lighthouse and other significant structures.

- d. Department of State

- (1) Funds for LWRP Implementation: can be used for preconstruction activities for such projects as zoning preparation, park acquisition and development, study of the feasibility of providing sewers to Lighthouse Drive and Ferry Street, Lighthouse restoration and reuse and other public facilities.

- e. Department of Transportation

- (1) Design, Construction and Rehabilitation of State Highways: can include improvements to Route 9W south of the Esopus Creek and the provision of sewer separation on Route 9W north of the Creek.



- (2) Financial Assistance for Municipal Street Improvements:  
can be used to improve access streets to the waterfront  
(Southside) and to improve the storm drainage system in  
such streets.

SECTION VII  
CONSULTATION WITH OTHER AFFECTED FEDERAL, STATE,  
REGIONAL AND LOCAL AGENCIES

VII. CONSULTATION WITH OTHER AFFECTED FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES

A. Local Consultation

The only local body which could be affected by the Local Waterfront Revitalization Program is the Town of Saugerties which surrounds the Village on three sides. The Town has no zoning regulations so no potential zoning conflicts exist. The Village already provides sewer and water service to areas immediately adjacent to it.

Close liaison with the Town was maintained through the chairman of the Waterfront Advisory Committee who is also vice-chairman of the Town Planning Board. He was in a position, therefore, to refer those matters which might affect the Town to the appropriate agency. In fact, however, the nature of the program has been such that few instances developed.

B. Regional Consultation

1. Ulster County Planning Board: A meeting was held with the staff of the Planning Board to inform them of the nature and proposals of the LWRP and to offer them the opportunity to comment. A number of useful suggestions were made and have been incorporated in the program. No potential conflicts with county programs were identified.
2. Heritage Task Force for the Hudson River Valley: Several meetings were held with the director of the Task Force, primarily with regard to the Saugerties Lighthouse. The Task Force has been involved in an effort to preserve the four Mid-Hudson lighthouses and their advice and consultation was sought in this regard. They were able to share the experiences at the other three lighthouses, provide the services of their consultant and arrange an inspection tour through the Coast Guard.

C. State Agency Consultation

1. Department of Environmental Conservation: Numerous contacts were made to gather data concerning flood hazard management, wetland designations and fish and wildlife resources.

A field review with DEC staff was conducted to identify possible waterfront access sites. The site recommended under this Local Waterfront Revitalization Program, see Map No. 9, was accepted by the DEC and has been assigned a high priority in their draft report, "Recommendations for Improving Fisherman Access to the Hudson River."

2. Office of Parks, Recreation and Historic Preservation: In order to evaluate and coordinate treatment of the Village's historic resources, a representative of the office was requested to

conduct a survey of the Village. The recommendations of this survey (see Appendix A) are reflected in this LWRP.

3. Department of State: Consultation with the Department of State has taken place throughout the preparation of the LWRP. In addition to matters directly dealing with preparation of this program discussion has concerned methods of implementation and legal and programmatic concerns.

D. Federal Consultation

1. U.S. Coast Guard: For many years the Village has had contact with the Coast Guard concerning the future of the Saugerties Lighthouse and, for a short period, had a license to maintain it. Consultation has continued through the auspices of the Heritage Task Force although the basis for a long term lease has not yet been established.

SECTION VIII  
LOCAL COMMITMENT

### VIII. LOCAL COMMITMENT

From the inception of the LWRP, it was recognized that involvement and commitment by both local officials and citizens was essential to the development of an effective program and to carrying out the various tasks to achieve its implementation. The program to achieve local commitment is described below:

#### A. Waterfront Advisory Committee

The first action taken by the Village Board following approval of the LWRP planning grant was the appointment of a Waterfront Advisory Committee. The Committee of 13 members (see Exhibit C) includes former members of the Village Board, members of business, civic, planning and environmental groups, and residents of the waterfront area. Also appointed were two representatives from the Town of Saugerties, one of whom was elected chairman of the Committee.

The Committee was assigned major responsibility for guiding and developing the program. Its first task was selection of a planning consultant. During the remainder of the planning period the Committee met at least once a month, and often more frequently, to discuss policy, consider alternative approaches and recommend specific actions. The Committee has endorsed the program developed herein and recommended to the Village Board that it be adopted.

#### B. Public Meetings

The general public has been involved in the planning process in two ways - through response to a questionnaire (discussed below) and through participation in two public meetings. The first meeting was held at the start of the program to determine public concerns, to explain the purpose of the program and its potential benefits and to set forth the schedule and procedures to be followed. The second meeting was held at a point when the policies had been established and a program determined but when modifications were still possible based on public response. A final public meeting will be held prior to approval by the Village Board.

#### C. Questionnaire

In order to provide an opportunity for members of the community to express their opinion on a variety of issues related to the waterfront, a questionnaire was distributed during the week of October 2, 1983. The questionnaire was delivered to Village residents in the Sunday Penny Saver, distributed to students in the Cahill School to be taken home, printed in the Old Dutch Post Star and made available at the Village offices. By the end of October, exactly 100 forms had been returned.

Set forth below is a summary of the most significant findings from the questionnaire returns.

- \* Twenty-two percent of the respondents live within the defined Waterfront Revitalization area; 52 percent elsewhere in the Village; and 25 percent outside the Village.
- \* Less than half the respondents currently use the waterfront, other than to "enjoy the view." About one-third use it for fishing, boating or swimming (many for more than one activity).
- \* Over 90 percent of the respondents favored more activity on the waterfront and public access to the water.
- \* Traffic congestion and money were seen as the biggest obstacles to developing waterfront access.
- \* Over half the respondents believed that pollution control had the highest priority for waterfront improvements. No other choice for first priority was indicated by more than 25 percent of the respondents.
- \* Seventy-five percent favored mini-parks on the waterfront and 55 percent favored restaurants among non-water related uses.
- \* Among water related uses, boating, fishing, sailing, skating, river access and picnicking were favored by at least half of the respondents. Scenic and walking tours also had considerable support.
- \* Ninety-five percent of those who responded indicated they would make use of a waterfront park if one were established.
- \* Over 60 percent favored restoration of underutilized or deteriorated buildings; only one-third thought they should be razed.
- \* Virtually all respondents favored saving the lighthouse and preserving the shell as a landmark even if it cannot be restored. The C.A. Lynch Firehouse and Hill Street School also received support for restoration from at least half the respondents.
- \* Over 90 percent favored use of legal means to correct building violations and nearly 75 percent favored creation of an historic district on the Southside.
- \* Opinion was equally divided on abolishing the Southside industrial zone completely; but 90 percent favored restricting industries that create noise, air or water pollution.

- \* Over 85 percent preferred retention of low density development on the Hudson River waterfront.
- \* Sixty percent objected to additional commercial zoning on the Southside.
- \* Over 60 percent assigned top priority to public works projects involving new sewers or correcting sewer problems.
- \* Over 70 percent favored encouraging water related nonresidential uses on Ferry Street; opinion was evenly divided for such uses on Lighthouse Drive.

D. Village Board Briefings

The Mayor and Village Board have followed the activities of the Waterfront Advisory Committee and the preparation of the LWRP throughout the planning period. The Mayor is the local official responsible for the preparation of the program and has attended most Advisory Committee meetings as well as attending to many administrative functions.

The Village Board received copies of all preliminary reports and memoranda and was provided with several briefing sessions. Board members also attended both public meetings as well as a special joint meeting with the Advisory Committee at which time the Committee transmitted its recommendations. As a result, the Board has had an opportunity to express its concerns and discuss the rationale for elements of the plan.



APPENDIX A



New York State Office of Parks, Recreation and Historic Preservation  
The Governor Nelson A. Rockefeller Empire State Plaza  
Agency Building 1 Albany, New York 12238

518-474-0456

November 7, 1983

Dan Schuster  
Schuster Associates  
RD 1  
Box 259  
Stone Ridge, NY 12484

Re: Saugerties village  
Ulster County

Dear Dan,

On October 12, you and I conducted a windshield survey of the coastal zone area in the village of Saugerties to assess its eligibility for the National Register of Historic Places. Based on this visual study of the area, I would like to make the following observations:

1. The entire zone has a tremendous amount of history associated with it. As the core of the community, it exhibits significant features of its patterns of settlement and development, of transportation and commerce, and of the growth of an industrial economy and society. The history of Saugerties is closely tied to the Esopus Creek and its basin at the Hudson. It is an area of extreme sensitivity and potential.
2. The zone contains areas which appear to have potential for listing on the National and State Registers of Historic Places. One such area is a stretch of Route 9W, beginning roughly at a large turn-of-the-century residence, now a restaurant, on the southern end of the village and continuing north approximately to the bridge over the creek, together with portions of Barclay Street, east of 9W, and Beach and Beckley Streets. Another eligible area appears to be the estate district north of the creek between Mynderse Street and the Hudson River.
3. Alterations, scattered spacing and intrusions make it difficult to visualize the districts being extended to include buildings along the creek. Ann, Valley, Underwood, Mill, Burt, East Bridge and Ferry Streets, in particular, do not contain structures with sufficient integrity to meet the National Register criteria for historic districts although most of the buildings date from a historic period.

Dan Schuster  
November 7, 1983  
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4. A number of buildings, such as the old book bindery on East Bridge Street, a well-maintained brick residence opposite it, and two brick warehouses on Ferry Street have potential for individual designations. Lighthouse Drive also contains significant buildings with potential for individual National Register status - St. Mary's Church, at the north end, and a Greek Revival residence approximately mid-way down the hill - but, on the whole, the street contains residences of a more recent date.
5. Architecturally, the industrial buildings other than the bookbindery have lost substantial integrity, but enough significant material may remain to meet National Register criteria for industrial history or archeology. This potential has not been evaluated in any systematic way and remains in question.

If and when the village would like to proceed to the next stage of the National Register evaluation process, that is, compiling a comprehensive inventory of the areas and buildings identified above, I would be happy to discuss the procedure in greater detail. Do not hesitate to give me a call if I can be of further assistance.

Sincerely,



Neil G. Larson  
Field Representative  
Historic Preservation  
Field Services Bureau

cc: Mayor Robert Moser

APPENDIX B

AUGUSTUS S. BRINNIER  
Lic. No. 22865

CHRISTUS J. LARIOS  
Lic. No. 34667

**BRINNIER and LARIOS, P.C.**

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

67 MAIDEN LANE — U.P.O. BOX 3707

KINGSTON, NEW YORK 12401

TELEPHONE (914) 338-7622

DESIGN  
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CONSULTING SERVICES

January 23, 1984

SUBDIVISIONS  
TITLE SURVEYS  
TOPOGRAPHIC SURVEYS

Mr. Daniel Shuster  
RD 1 Box 259  
Stone Ridge, New York 12484

Re: Village of Saugerties  
Waterfront Revitalization  
Program

Dear Dan:

In accordance with our recent meeting I am enclosing Preliminary Cost Estimates covering some of the various projects under the above referenced program. These cover the installation of sanitary sewers on Ferry Street and Lighthouse Drive, storm sewer separation projects in Mini Systems 3, 4 and 5B, Reconstruction of East Bridge Street, landscaping of creekfront at the Wastewater Treatment Facility and the construction of a pump station at the intersection of East Bridge Street and Route 9W.

Please bare in mind when using these figures that they are very preliminary and in some cases based on only cursory examinations and limited data. Once the projects become better defined we will be in a better position to make a more detailed cost breakdown.

If you have any further questions regarding this matter please do not hesitate to contact me.

Very truly yours,

BRINNIER and LARIOS, P.C.

*Tony*  
Anthony J. Zell  
Project Engineer

AJZ/pac  
Enclosures

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TOPOGRAPHIC SURVEYS

PRELIMINARY COST ESTIMATE

FOR

INSTALLATION OF SANITARY SEWERS ON FERRY STREET

JANUARY 20, 1984

VILLAGE OF SAUGERTIES

1) 8" Sanitary Sewer 950' @ \$75.00/l.f.	=	\$ 71,250.00
2) Manholes 5 @ \$2,000.00 each	=	\$ 10,000.00
3) Pump Station Lump Sum @ \$35,000.00	=	\$ 35,000.00
4) 3" Force Main 1050 @ \$20.00/l.f.	=	\$ 21,000.00
5) House Services 14 @ \$750.00 each	=	\$ 10,500.00
6) House Ejector Pump 8 @ \$3,000.00 each	=	\$ 24,000.00
7) Rock Excavation 500 cu. yds. @ \$30.00/cu. yd.	=	<u>\$ 15,000.00</u>
SUB TOTAL		= \$186,750.00
Contingencies 10%		= <u>\$ 18,675.00</u>
SUB TOTAL		= \$205,425.00
Engineering 10%		= <u>\$ 20,543.00</u>
TOTAL		= <u><u>\$225,968.00</u></u>

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TOPOGRAPHIC SURVEYS

VILLAGE OF SAUGERTIES

PRELIMINARY ESTIMATE

FOR

INSTALLATION OF SANITARY SEWERS ON

LIGHTHOUSE DRIVE

JANUARY 20, 1984

1) 8" Sanitary Sewer 2500 L.F. @ \$75.00/L.F.	=	\$187,500.00
2) Manholes 9 @ \$2,000.00	=	\$ 18,000.00
3) Pump Station 1 @ \$40,000.00	=	\$ 40,000.00
4) 3" Force Main 2400 L.F. @ \$20.00/L.F.	=	\$ 48,000.00
5) House Services 28 @ \$750.00/EA	=	\$ 21,000.00
6) House Ejector Pump 10 @ \$3,000.00/EA	=	<u>\$ 30,000.00</u>
SUB TOTAL	=	\$344,500.00
10% Contingencies	=	<u>\$ 34,450.00</u>
SUB TOTAL	=	\$378,950.00
10% Engineering	=	<u>\$ 37,895.00</u>
TOTAL	=	<u>\$416,845.00</u>

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TOPOGRAPHIC SURVEYS

PRELIMINARY COST ESTIMATE

STORM SEWER SEPARATION PROJECT

MINI SYSTEM NO. 3

VILLAGE OF SAUGERTIES

JANUARY 20, 1984

<u>Street</u>	<u>Total Correction Cost</u> <u>(Includes Engineering)</u>
Washington Avenue	\$154,590.00
Finger Street	\$ 25,683.00
Tris Terrace	\$ 12,793.00
Lafayette Street	\$ 61,090.00
John Street	\$ 20,012.00
Irving Street	<u>\$ 16,400.00</u>
 TOTAL	 <u>\$290,568.00</u>



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TOPOGRAPHIC SURVEYS

PRELIMINARY COST ESTIMATE

STORM SEWER SEPARATION PROJECT

MINI SYSTEM NO. 4

VILLAGE OF SAUGERTIES

JANUARY 20, 1984

<u>Street</u>	<u>Total Correction Cost</u> <u>(Includes Engineering)</u>
Virginia Avenue	\$ 27,574.00
Bennett Avenue	\$ 46,136.00
Main Street	\$ 25,168.00
Post Street	\$ 74,668.00
Center Street and Division Street	\$ <u>41,324.00</u>
 TOTAL	 \$ <u>214,870.00</u>

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TITLE SURVEYS  
TOPOGRAPHIC SURVEYS

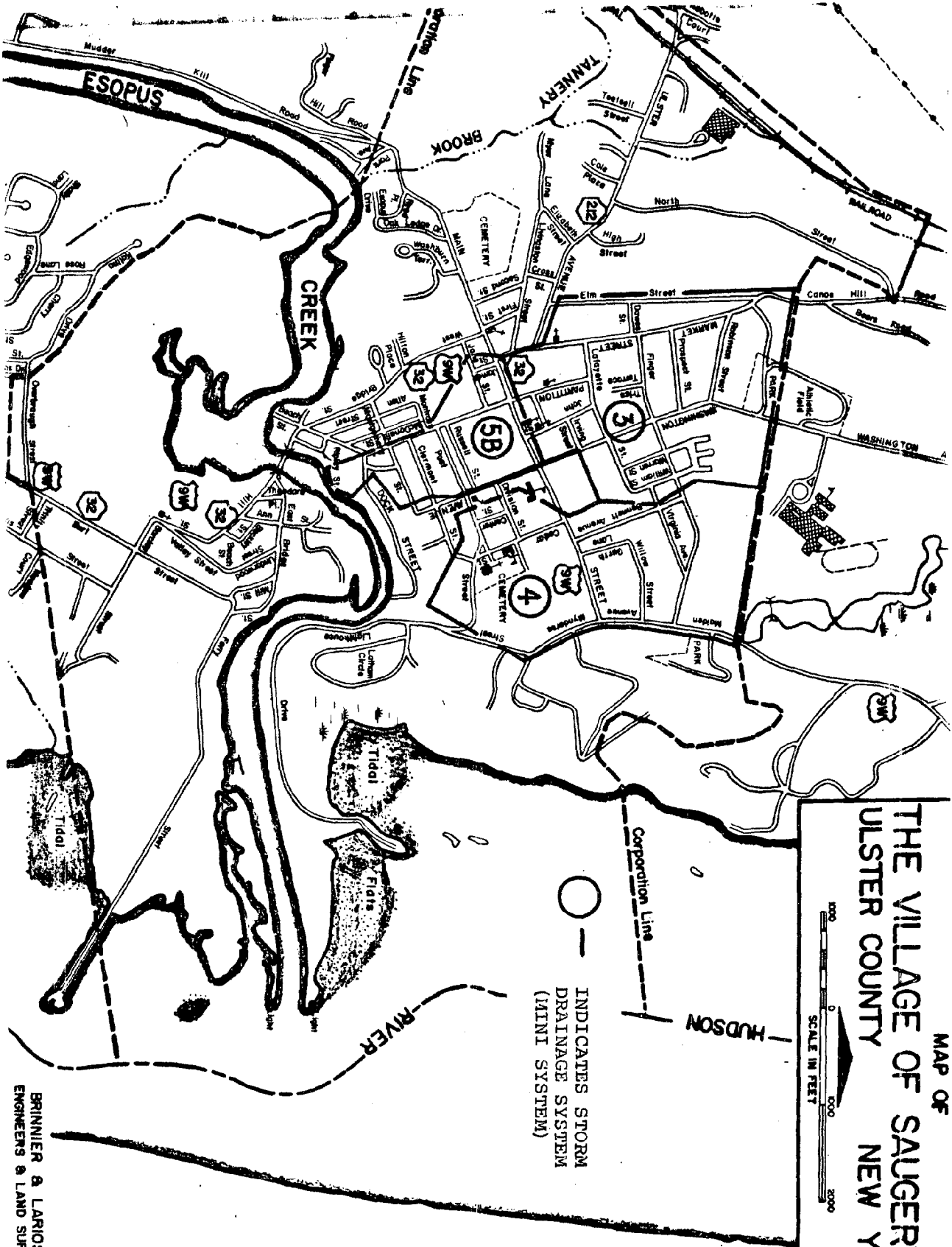
PRELIMINARY COST ESTIMATE  
STORM SEWER SEPARATION PROJECT  
MINI SYSTEM 5B  
VILLAGE OF SAUGERTIES  
JANUARY 20, 1984

<u>Street</u>	<u>Total Correction Cost</u> <u>(Includes Engineering)</u>
West Bridge Street and Jane Street	\$150,445.00
James Street	\$ 18,270.00
Partition Street	\$ 58,286.00
Main Street	\$ 83,586.00
Russell Street and Post Street	\$ 50,930.00
Dock Street and Montgomery Street	\$ <u>66,914.00</u>
 TOTAL	 \$ <u>428,431.00</u>

# MAP OF THE VILLAGE OF SAUGERTIES ULSTER COUNTY NEW YORK

1500 0 2000  
SCALE IN FEET

○ — INDICATES STORM  
DRAINAGE SYSTEM  
(MINI SYSTEM)



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PRELIMINARY COST ESTIMATE

FOR

RECONSTRUCTION OF EAST BRIDGE STREET

VILLAGE OF SAUGERTIES

JANUARY 20, 1984

1) Excavation and Removal of Existing Material 1600 cu. yds. @ \$10.00/cu. yd.	=	\$ 16,000.00
2) 12" Sub-base Material 1600 cu. yds. @ \$18.00/cu. yd.	=	\$ 28,800.00
3) Blacktop Pavement (4" thick - 2 course) 4,800 sq. yds. @ \$12.00/sq. yd.	=	\$ 57,600.00
4) Maintenance and Protection of Traffic Lump Sum @ \$10,000.00	=	<u>\$ 10,000.00</u>
SUB TOTAL	=	\$112,400.00
Contingencies 10%	=	<u>\$ 11,240.00</u>
SUB TOTAL	=	\$123,640.00
Engineering 10%	=	<u>\$ 12,364.00</u>
TOTAL	=	<u><u>\$136,004.00</u></u>

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PRELIMINARY COST ESTIMATE

FOR

LANDSCAPE-SCREENING ALONG CREEK FRONT

SAUGERTIES WASTEWATER TREATMENT FACILITIES

VILLAGE OF SAUGERTIES

JANUARY 20, 1984

1) Landscaping-Screening of Creek Front 12,500 sq. ft. @ \$1.50/sq. ft.	=	\$18,750.00
2) Miscellaneous Site Work Lump Sum @ \$5,000.00	=	<u>\$ 5,000.00</u>
SUB TOTAL	=	\$23,750.00
Contingencies 10%	=	<u>\$ 2,375.00</u>
SUB TOTAL	=	\$26,125.00
Engineering	=	<u>\$ 5,000.00</u>
TOTAL	=	<u><u>\$31,125.00</u></u>

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VILLAGE OF SAUGERTIES

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TOPOGRAPHIC SURVEYS

PRELIMINARY ESTIMATE

IMPROVEMENTS TO THE SANITARY SEWER SYSTEM

AT HILL STREET AND EAST BRIDGE STREET

JANUARY 20, 1984

1) 8" Diameter Sanitary Sewer (6' - 8' deep) 40 L.F. @ \$45.00/LF	=	\$ 1,800.00
2) 8" Diameter Sanitary Sewer (8' - 12' deep) 30 L.F. @ \$60.00/LF	=	\$ 1,800.00
3) 4' Diameter Standard Manhole 3 EA @ \$1,750.00/EA	=	\$ 5,250.00
4) 6" Diameter Sanitary Sewer (4' - 8' deep) 45 L.F. @ \$25.00/LF	=	\$ 1,125.00
5) 6" Sanitary Sewer State Highway Crossing 1 EA @ \$30,000.00/EA	=	\$30,000.00
6) 2½ Diameter Force Main 250 L.F. @ \$20.00/LF	=	\$ 5,000.00
7) Pump Station 1 EA @ \$35,000.00	=	\$35,000.00
8) Trench Rock Excavation 200 cu. yds. @ \$65.00/cu. yd.	=	\$13,000.00

Preliminary Estimate  
Improvements to the Sanitary  
Sewer System at Hill Street  
and East Bridge Street

Page 2  
January 20, 1984

9) Maintenance and Protection of Traffic		
\$12,500.00 - Lump Sum	=	\$12,500.00
10) Resurfacing State Highway		
540 sq. yds. @ \$3.50/sq. yd.	=	\$ 1,890.00
11) Miscellaneous Site Work		
Lump Sum - \$7,500.00	=	<u>\$ 7,500.00</u>
SUB TOTAL	=	\$114,865.00
Contingencies 10%	=	<u>\$ 11,486.00</u>
SUB TOTAL	=	\$126,351.00
Engineering 10%	=	<u>\$ 12,635.00</u>
TOTAL	=	<u><u>\$138,986.00</u></u>

APPENDIX C



VILLAGE OF SAUGERTIES  
WATERFRONT REVITALIZATION PROGRAM

Advisory Board

Harry McCarthy  
9 Division Street  
Saugerties Historical Society  
Board of Directors

Louise Johnson  
1 Beckley Street  
Former Trustee

Richard E. Jackson  
34 Finger Street  
President, Saugerties Village  
Business Associates

Richard Praetorius\*  
1593 Ralph Vedder Road  
Vice-Chairman, Town of Saugerties  
Planning Board

Ernest Blake\*  
Oakledge Park  
Chairman, Town of Saugerties  
Environmental Management  
Council

Russell Knorr  
2 Jeffrey Court  
Saugerties Power Boat Association  
Board of Directors

Louis Ganci  
184 Main Street  
Saugerties Lions Club

Charles W. Steele  
Clermont Apartments  
Former Mayor, Former Trustee

Donald S. Fellows  
81 Elm Street  
Editor, Old Dutch Post-Star

Albert Allen  
17 Redwood Road  
Member, Board of Education,  
Saugerties Central Schools

Elinor Redder  
2 Lighthouse Drive  
Saugerties Area League of  
Women Voters

Sharon Thorn  
18 Virginia Avenue  
Former Trustee

June Overbaugh  
Lighthouse Drive  
Area Resident

\*Town Representatives

**US Department of Commerce  
NOAA Coastal Services Center Library  
2234 South Hobson Avenue  
Charleston, SC 29405-2413**

